

2009 025845

2009 APR 22 PH 2: 25

MICHAEL A. BROWN  
RECORDER

Prescribed by the State Board of Accounts

# TAX DEED

Whereas Shenandoah Financial, Inc. did the 4<sup>th</sup> of December, 2008 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 3<sup>rd</sup> day of March, 2008 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears that Shenandoah Financial, Inc. on the 3<sup>rd</sup> day of March, 2008 purchased at public auction, held purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$936.15 ( Nine Hundred Thrity-Six Dollars 15/00) being the amount due on the following tracts of land returned delinquent in the name 185 Development, LLC 2007 and prior years, namely:

Key# 45-08-03-302-010.000-004/ 25-44-0085-0008  
COMMON ADDRESS. 526 Connecticut St. Gary Indiana 46402  
GARY LAND CO'S 1<sup>ST</sup>. SUB. ALL L.12 BL.85

Such real property has been recorded in the Office of the Lake County Auditor as delinquent for the nonpayment of taxes and proper notice of the sale has been given. It appearing that Shenandoah Financial, Inc. the owner of the certificate of sale that records of the Lake County Auditor's Office state that the real property was legally liable for taxation, and the real property has been duly assessed and property charged on the duplicate with the taxes and special assessments for 2007 and prior years.

**THEREFORE**, this indenture, made this 4<sup>th</sup> of December, 2008 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part, and Shenandoah Financial, Inc. of the second part, witnesseth; That the party of the first part, for and in consideration of the premises, has granted and bargained and sold to the party of the second part, their heirs and assigns, the real property described in the certificate of sale, situated in the County of Lake, and State of Indiana, namely and more particularly described as follow:

Key# 45-08-03-302-010.000-004/ 25-44-0085-0008  
COMMON ADDRESS. 526 Connecticut St. Gary Indiana 46402  
GARY LAND CO'S 1<sup>ST</sup>. SUB. ALL L.12 BL.85

To have and to hold such real property, with the appurtenances belonging hereunto set his/her hand, and affixed the seal of the Board of County Commissioners, the day and year last above mentioned.

In testimony whereof, Peggy Katona, Auditor of Lake County, has hereunto set his/her hand, and affixed the seal of the Board of County Commissioners, the day and year last above mentioned.

*John E. Petalas*  
Attest: John Petalas Treasurer: Lake County

*Peggy Katona*  
Witness: PEGGY KATONA, Auditor of Lake County

STATE OF INDIANA }

} SS

COUNTY OF LAKE COUNTY }

Before me, the undersigned, Thomas R. Philpot, in and for said County, this day, personally came the above named PEGGY KATONA, Auditor of said County, and acknowledged that he/she signed and sealed the foregoing deed for the users and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and seal this 1<sup>st</sup> day of April, 2009

*Thomas R. Philpot*  
THOMAS R. PHILPOT, Clerk of Lake County  
By: *Shirley A. Miller*  
Deputy Clerk

This instrument prepared by Peggy Katona, Auditor  
Post Office address of grantee: Shenandoah Financial Inc.  
PO Box 653.  
Waynesboro, Va. 22980

003032

CK # 1039

\$116

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

APR 22 2009

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

*CK*