

2009 025849

2009 APR 22 PM 2:25

MICHAEL A. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas Shenandoah Financial, Inc. did the 4th 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 3rd 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 3rd 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 \$812.69 (Eight Hundred Twelve Dollars 69/100) being the amount due on the following tracts of land returned delinquent in the name I M S Inc.2007 and prior years, namely:

Key# 45-08-10-158-023.000-004/ 25-44-0284-0038
COMMON ADDRESS. 1320 Delaware St. Gary Indiana 46407
GARY LAND CO'S 10TH SUB. ALL L.37 BL.10

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.

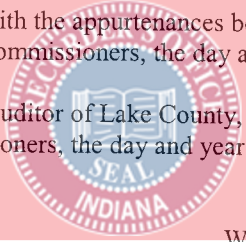
THEREFORE, this indenture, made this 4th of December, 2008 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part, and Shenandoah Financial, Inc. of the second part, witnesseth; That the party of the first part, for and in consideration of the premises, has granted and 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# 45-08-10-158-023.000-004/ 25-44-0284-0038
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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



Witness: *Peggy Katona*
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 1st day of April, 2009

Thomas R. Philpot by: *Holly Owsen*
THOMAS R. PHILPOT, Clerk of Lake County Deputy Clerk

This instrument prepared by Peggy Katona, Auditor

Post Office address of grantee: Shenandoah Financial Inc.
PO Box 653.
Waynesboro, Va. 22980

003036
CK# 1039

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

APR 22 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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CNA