STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2009 052842

2009 JUL 30 PM 3: 33 MICHAEL A. BROWN

RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas Eragon, Inc. did the 2 of April 2009 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 31 day of March 2008 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears that Eragon, Inc in on the 31 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 \$69.49 (Sixty-Nine Dollars 49/100) being the amount due on the following tracts of and returned delinquent in Judson S Boord of 2007 and prior years, namely:

Key# 45-15-23-334-015.000-043/ 31-25-0252-0004 COMMON ADDRESS: 12934 Morse Street Cedar Lake Indiana 46303 SHADES ADD. CEDAR LAKE PLAT H.H. ALL L.4 BL.6

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 Eragon, Inc the owner of the certificate of sale, that the time for redeeming such real property has expired, that the has not been redeemed, that Eragon, Inc demanded a deed for real property described in the certificate of sale, that the 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.

THERFORE, this indenture, made this 2 of April 2009 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part, and Eragon, 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, sinated in the County of Lake, and State of Indiana, namely and more particularly described as follow:

Key# 45-15-23-334-015.000-043/31-25-0252-0004 COMMON ADDRESS: 12934 Morse Street Cedar Lake Indiana 46303 SHADES ADD. CEDAR LAKE PLAT H.H. ALL L.4 BL.6

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.

Attest: John Petalas Treasurer: Lake County

STATE OF INDIANA

SSS

COUNTY OF LAKE COUNTY

Witness:

PEGGY KATONA, Auditor of Lake County

SSS

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.

witness whereof, I have hereunto set my hand and seal this 🚅 da

CHOMAS B. BUILDOT Circle of Lake County

THOMAS R. PHILPOT, Clerk of Lake County

Post Office address of grantee

Eragon, Inc

1920 N Main St.

Crown Point Indiana 46307

OULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 30 70119

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

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