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MICHAEL J. AJMAN  
RECORDER

Prescribed by the State Board of Accounts

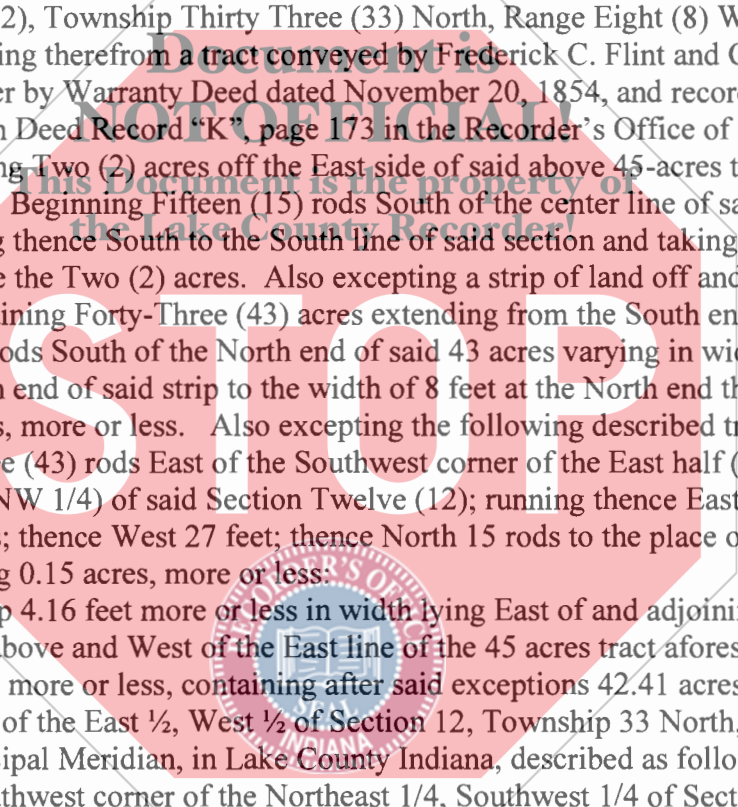
# TAX DEED

Whereas Patricia A. Szafranski the July 15, 2010 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 24<sup>th</sup> day of November, 2009 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears that Patricia A. Szafranski in on the 24<sup>th</sup> day of November, 2009 purchased at public auction, held purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$25.00 ( Twenty-Five Dollars 00/100) being the amount due on the following tracts of and returned delinquent Thomas F Fargo 2008 and prior years, namely:

Key# 45-20-12-300-004.000-012

COMMON ADDRESS: 15928 S. Grove Road, Hebron, Indiana 46341

The West Forty-five (45) acres of the East half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Twelve (12), Township Thirty Three (33) North, Range Eight (8) West of the Second P.M., excepting therefrom a tract conveyed by Frederick C. Flint and Caroline Flint to Celistia Luther by Warranty Deed dated November 20, 1854, and recorded February 24, 1855, in Deed Record "K", page 173 in the Recorder's Office of Lake County, Indiana, being Two (2) acres off the East side of said above 45-acres tract described as follows: Beginning Fifteen (15) rods South of the center line of said Section Twelve (12); running thence South to the South line of said section and taking a strip wide enough to make the Two (2) acres. Also excepting a strip of land off and along the East side of the remaining Forty-Three (43) acres extending from the South end thereof to a point Fifteen (15) rods South of the North end of said 43 acres varying in width from 7.35 feet at the South end of said strip to the width of 8 feet at the North end thereof, containing 0.42 acres, more or less. Also excepting the following described tract: Beginning Forty-three (43) rods East of the Southwest corner of the East half (E 1/2) of the Northwest Quarter (NW 1/4) of said Section Twelve (12); running thence East 27 feet; thence South 15 rods; thence West 27 feet; thence North 15 rods to the place of beginning, containing 0.15 acres, more or less. Also excepting a strip 4.16 feet more or less in width lying East of and adjoining the 27 foot strip described above and West of the East line of the 45 acres tract aforesaid, containing 0.02 acre, more or less, containing after said exceptions 42.41 acres, more or less. Excepting Part of the East 1/2, West 1/2 of Section 12, Township 33 North, Range 8 West of the 2<sup>nd</sup> Principal Meridian, in Lake County Indiana, described as follows: Beginning at the Southwest corner of the Northeast 1/4, Southwest 1/4 of Section 12; thence South 89 degrees 22 minutes 30 seconds East, 698.49 feet more or less to a point 44.02 feet West of a line 45 rods East of the West line of the East half of the West half of said Section 12; thence North 00 degrees 05 minutes 03 seconds West, 1076.03 feet; thence South 89 degrees 24 minutes 50 seconds East, 11.31 feet; thence North 00 degrees 04 minutes 07 seconds West and parallel to the West line of the East half of the West half of said Section 12 for a distance of 247.5 feet, more or less, to the East-West center line of said Section 12; thence South 89 degrees 24 minutes 50 seconds East along said East-West center line, 33.0 feet to a point 742.50 feet (45 rods) East of the West line of the East half of the West half of said Section 12; thence North 00 degrees 04 minutes 17 seconds West, 300.01 feet; thence North 89 degrees 24 minutes 50 seconds West, 742.50 feet to the West line of the East half of the West half of said Section 12; thence South 00 degrees 04 minutes 07 seconds East, 1623.07 feet, more or less, to the point of beginning: Also Excepting part of the Southwest Quarter of Section 12, Township 33 North, Range 8 West of the 2<sup>nd</sup> P.M., in Lake County, Indiana, described as follows: Beginning at the Southwest Corner of said Section 12; thence South 89 degrees 20 minutes 10 seconds East along the South line of said Section 12 a distance of 2039.67 feet to a point 43.66 feet West of a line 45 rods East of the West line of the East half, of the West half of said Section 12; thence North 00 degrees 05 minutes 03 seconds West, 213.6 feet to the West line North 89 degrees 20 minutes 10 seconds West 2039.43 feet more or less to the West line



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PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

of said Section 12; thence South 00 degrees 01 minutes 11 seconds East, 213.61 feet to the point of beginning:

Also Excepting part of the SW 1/4 Section 12, Township 33 North, Range 8 West of the 2<sup>nd</sup> P.M., in Lake County, Indiana, described as follows: Commencing at the Southwest corner of said Section 12; thence North 00 degrees 01 minutes 11 seconds West, along the West line of Section 12 a distance of 427.22 feet to the point of beginning of this described parcel; thence continuing North 00 degrees 01 minutes 11 seconds West along the West line of Section 12, 427.37 feet; thence South 89 degrees 20 minutes 10 seconds East, 2038.71 feet more or less to a point 43.89 feet West of a line 45 rods East of the West Line of the E 1/2 W 1/2 of said Section 12; thence South 00 degrees 05 minutes 03 seconds East, 427.38 feet; thence North 89 degrees 20 minutes 10 seconds West, 2039.19 feet more or less to the point of beginning, containing 20.003 acres. Part of the SW 1/4 Section 12, Township 33 North, Range 8 West of the 2<sup>nd</sup> P.M. in Lake County, Indiana, described as follows: Commencing at the Southwest corner of said Section 12, thence North 00 degrees 01 minutes 11 seconds West along the West line of Section 12 a distance of 854.59 feet to the point of beginning of this described parcel; thence continuing North 00 degrees 01 minutes 11 seconds West along the West line of Section 12, 467.54 feet more or less to the Northwest corner of the SW 1/4, SW 1/4 of said Section 12; thence South 89 degrees 22 minutes 30 seconds East, 2038.17 feet more or less to a point 44.01 feet West of a line 45 rods East of the West line of the East 1/2 W 1/2 of said Section 12; thence South 00 degrees 05 minutes 03 seconds East, 468.92 feet; thence North 89 degrees 20 minutes 10 seconds West, 2038.71 feet more or less to the point of beginning, containing 21.910 acres more or less.

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 **Patricia A. Szafranski** owner of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, **Patricia A. Szafranski** 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 2008 and prior years.

**THEREFORE**, this indenture, made this July 15, 2010 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part **Patricia A. Szafranski** 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# 45-20-12-300-004.000-012

COMMON ADDRESS: 15928 S. Grove Road, Hebron, Indiana 46341

The West Forty-five (45) acres of the East half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Twelve (12), Township Thirty Three (33) North, Range Eight (8) West of the Second P.M., excepting therefrom a tract conveyed by Frederick C. Flint and Caroline Flint to Celist Luther by Warranty Deed dated November 20, 1854, and recorded February 24, 1855, in Deed Record "K", page 173 in the Recorder's Office of Lake County, Indiana, being Two (2) acres off the East side of said above 45-acres tract described as follows: Beginning Fifteen (15) rods South of the center line of said Section Twelve (12); running thence South to the South line of said section and taking a strip wide enough to make the Two (2) acres. Also excepting a strip of land off and along the East side of the remaining Forty-Three (43) acres extending from the South end thereof to a point Fifteen (15) rods South of the North end of said 43 acres varying in width from 7.35 feet at the South end of said strip to the width of 8 feet at the North end thereof, containing 0.42 acres, more or less. Also excepting the following described tract: Beginning Forty-three (43) rods East of the Southwest corner of the East half (E 1/2) of the Northwest Quarter (NW 1/4) of said Section Twelve (12); running thence East 27 feet; thence South 15 rods; thence West 27 feet; thence North 15 rods to the place of beginning, containing 0.15 acres, more or less:

Also excepting a strip 4.16 feet more or less in width lying East of and adjoining the 27 foot strip described above and West of the East line of the 45 acres tract aforesaid, containing 0.02 acre, more or less, containing after said exceptions 42.41 acres, more or

less. Excepting Part of the East ½, West ½ of Section 12, Township 33 North, Range 8 West of the 2<sup>nd</sup> Principal Meridian, in Lake County Indiana, described as follows: Beginning at the Southwest corner of the Northeast 1/4, Southwest 1/4 of Section 12; thence South 89 degrees 22 minutes 30 seconds East, 698.49 feet more or less to a point 44.02 feet West of a line 45 rods East of the West line of the East half of the West half of said Section 12; thence North 00 degrees 05 minutes 03 seconds West, 1076.03 feet; thence South 89 degrees 24 minutes 50 seconds East, 11.31 feet; thence North 00 degrees 04 minutes 07 seconds West and parallel to the West line of the East half of the West half of said Section 12 for a distance of 247.5 feet, more or less, to the East-West center line of said Section 12; thence South 89 degrees 24 minutes 50 seconds East along said East-West center line, 33.0 feet to a point 742.50 feet (45 rods) East of the West line of the East half of the West half of said Section 12; thence North 00 degrees 04 minutes 17 seconds West, 300.01 feet; thence North 89 degrees 24 minutes 50 seconds West, 742.50 feet to the West line of the East half of the West half of said Section 12; thence South 00 degrees 04 minutes 07 seconds East, 1623.07 feet, more or less, to the point of beginning: Also Excepting part of the Southwest Quarter of Section 12, Township 33 North, Range 8 West of the 2<sup>nd</sup> P.M., in Lake County, Indiana, described as follows: Beginning at the Southwest Corner of said Section 12; thence South 89 degrees 20 minutes 10 seconds East along the South line of said Section 12 a distance of 2039.67 feet to a point 43.66 feet West of a line 45 rods East of the West line of the East half, of the West half of said Section 12; thence North 00 degrees 05 minutes 03 seconds West, 213.61 feet; thence North 89 degrees 20 minutes 10 seconds West 2039.43 feet more or less to the West line of said Section 12; thence South 00 degrees 01 minutes 11 seconds East, 213.61 feet to the point of beginning:

Also Excepting part of the SW 1/4 Section 12, Township 33 North, Range 8 West of the 2<sup>nd</sup> P.M., in Lake County, Indiana, described as follows: Commencing at the Southwest corner of said Section 12; thence North 00 degrees 01 minutes 11 seconds West, along the West line of Section 12 a distance of 427.22 feet to the point of beginning of this described parcel; thence continuing North 00 degrees 01 minutes 11 seconds West along the West line of Section 12, 427.37 feet; thence South 89 degrees 20 minutes 10 seconds East, 2038.71 feet more or less to a point 43.89 feet West of a line 45 rods East of the West Line of the E ½ W ½ of said Section 12; thence South 00 degrees 05 minutes 03 seconds East, 427.38 feet; thence North 89 degrees 20 minutes 10 seconds West, 2039.19 feet more or less to the point of beginning, containing 20.003 acres. Part of the SW 1/4 Section 12, Township 33 North, Range 8 West of the 2<sup>nd</sup> P.M. in Lake County, Indiana, described as follows: Commencing at the Southwest corner of said Section 12, thence North 00 degrees 01 minutes 11 seconds West along the West line of Section 12 a distance of 854.59 feet to the point of beginning of this described parcel; thence continuing North 00 degrees 01 minutes 11 seconds West along the West line of Section 12, 467.54 feet more or less to the Northwest corner of the SW 1/4, SW 1/4 of said Section 12; thence South 89 degrees 22 minutes 30 seconds East, 2038.17 feet more or less to a point 44.01 feet West of a line 45 rods East of the West line of the East ½ W ½ of said Section 12; thence South 00 degrees 05 minutes 03 seconds East, 468.92 feet; thence North 89 degrees 20 minutes 10 seconds West, 2038.71 feet more or less to the point of beginning, containing 21.910 acres more or less.

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.

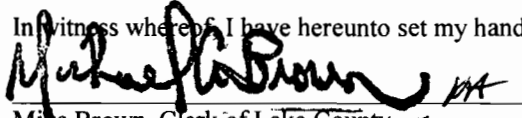
In testimony whereof, Peggy Katona, Auditor of Lake County, has hereunto set his/her hand, and affixed the seal of the Board of County Commissioners, the day and year last above mentioned.

*John E. Petalas*  
 Attest: John Petalas Treasurer: Lake County  
 STATE OF INDIANA }  
 } SS  
 COUNTY OF LAKE COUNTY }

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

Before me, the undersigned, Mike Brown, 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 8 day of FEB, 2011



Mike Brown, Clerk of Lake County  
Post Office addresses of grantee

Patricia A. Szafranski  
16115 South Grove Rd  
Hebron Indiana 46341



Send Tax Bills To:

Patricia A. Szafranski  
16115 S. Grove Road  
Hebron, IN 46341

Return to:



Robert Golding  
P.O. Box 175  
Dyer, IN 46311

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

