STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 021106

2013 MAR 20 AM 11:59

MICHAEL B. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas SARAH BRADFORD the 7th day of December, 2012 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 29th day of March , 2012 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears **SARAH BRADFORD** in on the 29th day of March , 2012 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of $1000.00(One Thousand Dollars 00/100) being the mount due on the following tracts of and returned delinquent Erma J. Watson, a/k/a Erma Jean Watson, Dive, and Lula Hardy, as J/T 2011 and prior years, namely:

45-08-07-105-009.000-004
COMMON ADDRESS: 1055 Clark Rd. Gary IN 46404
GARY HEIGHTS L.14 BL.19 N.20 FT. OF L.15 BL.19

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 **SARAH BRADFORD of** the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, **SARAH BRADFORD 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 2011 and prior years.

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THERFORE, this indenture, made this 7th day of December, 2012 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part **SARAH BRADFORD** 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:

45-08-07-105-009.000-004
COMMON ADDRESS: 1055 Clark Rd. Gary IN 46404
GARY HEIGHTS L.14 BL.19 N.20 FT. OF L.15 BL.19

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 — Witness: Peggy Holinga Katona

Attest: John Petalas Treasurer: Lake County — **PEGGY KATONA**, Auditor of Lake County

STATE OF INDIANA }
} SS
COUNTY 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 March, 2013

Mike Brown, Clerk of Lake County

Post Office addresses of grantee **SARAH BRADFORD**
2208 Ellsworth St.
Gary IN 46404

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 20 2013

11389

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

16.00
CS
GJ