STATE OF INDIANA LAKE COUNTY FILEO FOR RECORD

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Prescribed by the State Board of Accounts

MICHAEL B. BROWN RECORDER

## TAX DEED

Whereas Lake County Trust 5318 the 5<sup>th</sup> day of October, 2012 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 29<sup>th</sup> day of March, 2012 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears Lake County Trust 5318 in on the 29<sup>th</sup> 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 Yoon, Stacia L as Trs of the Rowland A Fabian CWA Tr dated 9-11-08 2011 and prior years, namely:

45-09-08-200-005.000-021 COMMON ADDRESS: 7500 Old Hobart Rd. Lake Station IN 46405 SEE EXHIBIT "A" ATTACHED HERETO

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 Lake County Trust 5318 of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, Lake County Trust 5318 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.

**THERFORE**, this indenture, made this 7<sup>th</sup> day of December, 2012 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part **Lake County Trust 5318** 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:

45-09-08-200-005.000-021

COMMON ADDRESS: 7500 Old Hobart Rd. Lake Station IN 46405

SEE EXHIBIT "A" ATTACHED HERETO

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 Vatona, Audiof the Board of County Comprison in the | tor of Lake County, has hereunto set his/her hand, and affixed the seal |
|---|---|
|   | Witness: Reggy Philips Retter   |
| Attest: John Petalas Treasurer: Lake County                                     | PEGGY KATONA, Auditor of Lake County                                    |
| STATE OF INDIANA  | }<br>} 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.

Mike Brown, Clerk of Lake County

Post Office addresses of grantee

Lake County Trust 5318 4075 E. 15<sup>th</sup> PL Gary IN 46405 DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

JUL 0 3 2013

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

24057

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## EXHIBIT "A" LEGAL DESCRIPTION

A PARCEL OF LAND CONTAINING 4.94 ACRES, PLUS OR MINUS, IN THE NORTH 1/2 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 7, WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD HOBART ROAD AND THE NORTH RIGHT-OF-WAY LINE OF THE OLD WABASH RAILROAD AS DESCRIBED IN DEED RECORD 62, PAGE 253 AND DEED RECORD 58, PAGES 416, 429 AND 430; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF OLD HOBART ROAD FOR A DISTANCE OF 90.0 FEET, PLUS OR MINUS, TO THE NORTH LINE OF SECTION 8, AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF OLD HOBART ROAD A DISTANCE OF 203.0 FEET, PLUS OR MINUS, TO THE SOUTH RIGHT-OF-WAY LINE OF THE OLD WABASH RAILROAD; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OLD WABASH RAILROAD, A DISTANCE OF 1250.0 FEET, PLUS OR MINUS, TO A POINT; THENCE NORTH AT A RIGHT ANGLE 191.5 FEET, PLUS OR MINUS, TO THE NORTH LINE OF SECTION 8, IN SAID TOWNSHIP 36 NORTH, RANGE 7; THENCE EAST ALONG SAID NORTH LINE OF SAID SECTION 8, A DISTANCE OF 643.5 FEET, PLUS OR MINUS; THENCE SOUTH AT A RIGHT ANGLE, A DISTANCE OF 9.0 FEET, PLUS OR MINUS; THENCE EAST ON A LINE PARALLEL TO SAID NORTH LINE OF SAID SECTION 8, A DISTANCE OF 399.5 FEET, PLUS OR MINUS; THENCE NORTH AT A RIGHT ANGLE 22.0 FEET, PLUS OR MINUS, TO SAID NORTH LINE OF SAID SECTION 8; THENCE EAST ALONG SAID NORTH LINE OF SAID SECTION 8, A DISTANCE OF 141.0 FEET, PLUS OR MINUS, TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR OLD HOBART ROAD), IN LAKE COUNTY, INDIANA. ocument 1s

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