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Prescribed by the State Board of Accounts

MICHAL SAR RECORDER a. arown

## TAX DEEL

Whereas BD & C, LLC. the  $26^{\rm TH}$  day of September , 2014 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the  $19^{\rm TH}$  day of March , 2014 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears BD & C, LLC. in on the 19<sup>111</sup> day of March, 2014 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$300.00 ( Three Hundred Dollars 00/100 ) being the amount due on the following tracts of and returned delinquent Sims, Dellar & Patricia Loraine Sims (Dellar Sims retains 3/4 inter) 2012 and prior years, namely:

45-08-16-330-014.000-004

COMMON ADDRESS: 2541 Tyler Street, Gary, IN 46407

LOT 16, EXCEPT THE NORTH 4 FEET THEREOF AND LOT 17, EXCEPT THE SOUTH 9 ½ FEET THEREOF, IN BLOCK 3, GARFIELD PARK, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

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 BD & C, LLC. of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, BD & C, LLC. demanded a deed for real property described in the certificate of sale, that the records of the Dake 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 2012 and prior years.

**THERFORE**, this indenture, made this 26<sup>TH</sup> day of September, 2014 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part BD & C, LLC. 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:

45-08-16-330-014.000-004 COMMON ADDRESS: 2541 Tyler Street, Gary, IN 46407 LOT 16, EXCEPT THE NORTH 4 FEET THEREOF AND LOT 17, EXCEPT THE SOUTH 9 ½ FEET THEREOF, IN BLOCK 3, GARFIELD PARK, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

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	-	Witness: PEGGY KATONA, Auditor of Lake County
STATE OF INDIANA	}	
COUNTY OF LAKE COUNTY	} SS }	

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.

I have hereunto set my hand and seal this \_\_\_\_\_\_day of \_\_\_\_\_\_, 2014

ke Brown, Clerk of Lake County

Post Office addresses of grantee

BD & C, LLC. 1132 Lahinch Ct.

Dyer, IN 46311

LY ENTERIED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

DEC 1 1 2014

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EGGY HOLINGA KATONA AKE COUNTY AUDITOF