2016 036827

ŠTATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2016 JUN 14 PM 2: 54

MICHAEL B. BROWN RECORDER

Prescribed by the State Board of Accounts

TAX DEE

Whereas TERALD GAINES, the 19th day of August, 2013 produce to the undersigned, John Petalas, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 28TH day of June, 2012 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears TERALD GAINES in on the 28TH day of June, 2012 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 Whittlesey, Dexter, Dale, Dennes, Danny 2011 and prior years, namely:

45-07-12-406-012.000-004 COMMON ADDRESS: 1795 Ralston **BROWNE-S SUBDIVISION LOT 1**

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 TERALD GAINES of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed TERALD GAINES 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 2013 and prior years.

THERFORE, this indenture, made this 19th day of August, 2013 between the State of Indiana by John Petalas, Auditor of Lake County, of the first part TERALD GAINES, 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:

45-07-12-406-012.000-004 COMMON ADDRESS: 1795 Ralston BROWNE-S SUBDIVISION LOT 1

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, JOHN PETALAS, Auctor 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: Peggy Katona, Treasurer: Lake County

JOHN PETALAS, 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 JOHN PETALAS, Auditor of said County, and acknowledged that he/she signed and sealed the foregoing deed for the users and purposes therein mentioned.

of, Have hereunto set my hand and seal this

Mike Brown, Clerk of Lake County

Post Office addresses of grantee

TERALD GAINES 5032 W 20 Ave **Gary IN 46406**

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

JUN 1 4 2016

JOHN E. PETALAS

LAKE COUNTY AUDITOR

"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."

PREPARED BY: Ap

23494



