009059

STATE OF INDIANG AKE COUNTY FILED FOR RECO.

2017 FEB 10 AM 9: 56

MICHAEL B. BROVER RECORDER

Prescribed by the State Board of Accounts

ΤΑΧΓ

Whereas JTCS Investments, LLC the 13th day of January, 2017 produce to the undersigned, John Petalas, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 24th day of March, 2016 signed by John Petalas who, at the date of sale, was Auditor of the County, from which it appears JTCS Investments, LLC in on the 24th day of March, 2016 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$1900.00 (One Thousand Nine Hundred Dollars 00/100) being the amount due on the following tracts of and returned delinquent Stephen C Mays 2013 and prior years, namely:

45-08-05-227-009.000-004

COMMON ADDRESS: 272 Arthur St, Gary, IN 46406

LOT 12, BLOCK 2, L.I. COMBS AND SONS FIRST SUBDIVISION, IN THE CITY OF GARY AS SHOWN IN PLAT BOOK 27, PAGE 17, IN 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 JTCS Investments, LLC of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed JTCS Investments, LLC 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 13th day of January, 2017 between the State of Indiana by John Petalas, Auditor of Lake County, of the first part JTCS Investments, 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:

45-08-05-227-009.000-004

COMMON ADDRESS: 272 Arthur St, Gary, IN 46406

LOT 12, BLOCK 2, L.I. COMBS AND SONS FIRST SUBDIVISION, IN THE CITY OF GARY AS SHOWN IN PLAT BOOK 27, PAGE 17, IN LAKE COUNTY, INDIANA.

To have and to hold such real property, with the appartenance 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, 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: Peggy Katona, Treasurer: Lake County ALAS, 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.

Roof Phave hereunto set my hand and seal this

Mike Brown, Clerk of Lake County

Post Office addresses of grantee

JTCS Investments, LLC 8781 Cypress Grove Run Raleigh, NC 27612

010839

FINAL ACCEPTANCE FOR TRANSFER FEB 0 9 2017

DULY ENTERED FOR TAXATION SUBJECT

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:

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