## NOT AN OFFICIAL DOCUMENT

Prescribed by the State Board of Accounts

GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2023-010690

9:41 AM 2023 Apr 14

TAX DEF

Whereas JOSE A. ARREOLA AYALA the 26TH day of January, 2023 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 21st day of September, 2021 signed by John Petalas who, at the date of sale, was Auditor of the County, from which it appears JOSE A. ARREOLA AYALA on the 21st day of September, 2021 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$714.44 (Seven Hundred Fourteen Dollars 44/100) being the amount due on the real property for taxes, special assessments, penalties and costs for the 2020 and prior years following tracts of Feddeler, Robert, LLC namely:

45-23-27-300-001.000-039 COMMON ADDRESS: VACANT LAND, SCHNEIDER, IN 46376 SEE ATTACHED

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 JOSE A. ARREOLA AYALA is the owners of the certificate of sale, that the time for redeeming such real property has expired, that has not been JOSE A. ARREOLA AYALA the 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 daily assessed and property charged on the duplicate with the taxes and special assessments for 2020 and prior years.

THEREFORE, this indenture, made this 26<sup>TH</sup> day of January, 2023 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part JOSE A. ARREOLA AYALA the 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:

45-23-27-300-001.000-039 COMMON ADDRESS: VACANT LAND, SCHNEIDER, IN 46376 SEE ATTACHED.

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 bereunto set his/her hand, and affixed the seal of the Board of County Commissioners, the day and year last above mentioned

John E. Attest John Petalas, Treasurer: Lake County

Witness Peggy Katona

STATE OF INDIANA

COUNTY OF LAKE COUNTY

Before me, the undersigned, Michael A. 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.

are hereunto set my hand and seal this \_APRa0015 2023

Michael A. Brown, Clerk of Lake County

Post Office addresses of grantee

JOSE A. ARREOLA AYALA 4427 VESTRY PLACE INDIANAPOLIS, IN 46327

46237

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

APR 12 2023

PEGGY HOLINGA KATONA 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 REQUITED BY LAW." PREPARED BY:

700 21072 T7989

## NOT AN OFFICIAL DOCUMENT

Property ID: 45-23-27-300-001.000-039

Legal:

ALL THAT PARCEL of land situate in the Town of Schneider, County of Lake, State of Indiana, being part of the Southwest Quarter of Section 27, Township 32 North, Range 9 West of the Second Principal Meridian, and being that property of the former New York Central Railford Company (predecessor of said Grantor) further bounded and described according to a plan of survey made by Krull & Son, Inc. Robert A. Krull, Registered Surveyor No. 10516, dated May 19, 1978, last revised December 5, 1978, as follows:

BEGINNING at a PK naîl set on the West line of said Section 27, and, 398.2 feet North of the Southwest Corner thereof, thence North 00° 00° 00° Boat along the West line of said Section 27, a distance of 970 feet to a PK nail set; thence South 88° 43° 29° East and parallel to the South line of said Section 27, a distance of 232.25 feet to a point 32 feet West of the West main track now/formerly Consolidated Rail Corporation, and passing on-line an iron pin set at 34.00 feet; thence South 00° 01° 16° West and parallel to said main track a distance of 693.69 feet to a Point of Curve, and passing on-line an iron pin set at 670.17 feet; thence Southwesterly along a curve with a radius of 548 feet for a distance of 287.72 feet to an iron pin set 398.2 feet North of the South line of said Section 27; thence North 88° 43° 29° West, a distance of 158.07 feet to the Point of Beginning.

Pecorder

CONTAINING 5.014 acres, more or less.

Common: Vacant Land, Schneider, IN 46376