

45935

Return to:
Mr. Porter Draper
2821 East Lincoln Highway
Crown Point, Indiana

317569-B
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THIS INDENTURE WITNESSETH, That COMBUSTION ENGINEERING, INC., a Delaware Corporation of Lake County, in the State of Delaware, CONVEY and WARRANT to MASTER JOBBERS, INC., an Indiana Corporation, - mailing address P. O. Box 867, East Chicago, Indiana, 46312 in the County of Lake, State of Indiana, for and in consideration of Ten (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

37-41-16 37-39-13

PARCEL I; That part of Lot 1 of the Original United States Government Survey of Section 32, Township 37 North, Range 9 West of the 2nd Principal Meridian, described as beginning at a point on the South line of the 100 foot right of way conveyed to the Western Indiana Railway Company by deed dated July 25, 1896 and recorded in the Recorder's Office of Lake County, Indiana, in Deed Record 79 pages 312 to 313, now controlled by the Elgin, Joliet & Eastern Railway Company, said point being 76 feet East of the West line of Lot 1 aforesaid; thence South on a line parallel to and 76 feet East of the West line of Lot 1 aforesaid 1477.3 feet, more or less, to the Grand Calumet River; thence Northeasterly along the Grand Calumet River to the West line of the 200 foot right of way conveyed to the United States of America by deed dated July 5, 1888 and recorded in the Recorder's Office aforesaid in Deed Record 4 pages 478 and 479, said right of way line being parallel to and 100 feet West of the East line of said Section 32; thence North on last described line 270.8 feet, more or less, to the South line of the 100 foot right of way of the Western Indiana Railway Company aforesaid; thence West along said right of way line 1140.62 feet to the point of beginning, in Lake County, Indiana, and easements for ingress and egress over and on the following described Parcels numbered II and III;

PARCEL II: That part of Government Lot 1 in the East 1/2 of Section 32, Township 37 North, Range 9 West of the 2nd Principal Meridian described as commencing at the intersection of the West line of said Lot 1 (which is also the West line of The Baltimore & Ohio Chicago Terminal Railroad Company right of way) with the South line of the Western Indiana Railway Company's right of way (now controlled by the Elgin, Joliet and Eastern Railroad Company), thence East along said last described right of way 26 feet to the East line of said The Baltimore & Ohio Chicago Terminal Railroad Company's right of way; thence South 50 feet; thence West 26 feet to the West line of said right of way; thence North 50 feet to the place of beginning, in Lake County, Indiana.

PARCEL III: That part of Government Lot 1 in the East 1/2 of Section 32, Township 37 North, Range 9 West of the 2nd Principal Meridian described as commencing at the intersection of the East line of The Baltimore & Ohio Chicago Terminal Railroad Company's right of way with the South line of the Western Indiana Railway Company's right of way (now controlled

DULY ENTERED
FOR TAXATION

JAN 17 1920

Chicago

LAKE COUNTY

East Chicago

AUDITOR, LAKE COUNTY

REAL ESTATE TRANSFER
VALUATION AFFIDAVIT FILED

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by the Elgin Joliet and Eastern Railroad Company) thence East along said last described right of way 50 feet; thence South 50 feet; thence West 50 feet to the said East line of The Baltimore & Ohio Chicago Terminal Railroad Company's right of way; thence North along said right of way 50 feet to the place of beginning, in Lake County, Indiana.

Subject to:

1. The 1969 taxes payable in 1970.
2. Reservations contained in deed from Green and Thacher to Hemminger dated October 7, 1910 and recorded in Deed Record 164 at page 341.
3. Rights of the public and of the owners and occupants of adjacent land to the free and uninterrupted flow of the Grand Calumet River.
4. That certain lease between Combustion Engineering, Inc. and Northern Indiana Public Service Company dated September 28, 1954 and recorded in Miscellaneous Record 619 at page 328.
5. Covenants and agreements set out in instrument executed by Northern Indiana Public Service Company and Combustion Engineering, Inc. dated September 28, 1954 and recorded in Miscellaneous Record 619 at page 333.
6. Easement in favor of Northern Indiana Public Service Company dated January 23, 1957 and recorded in Miscellaneous Record 682 at page 363.
7. Other easements, highways and legal rights of way and any easement, right of way or mortgage affecting the aforementioned grant of easement and any and all other easements and restrictions of record.

IN WITNESS WHEREOF, Combustion Engineering, Inc. has caused this instrument to be executed by Walter S. Bencher and Joseph M. Lawler, this 20th day of November, 1969.



Lawler
Attest:

By: COMBUSTION ENGINEERING, INC.
Walter S. Bencher

JAN 19 10 31 AM '70
ANDREW J. MIGENKO
RECORDER
Windsor

STATE OF CONNECTICUT, HARTFORD COUNTY, SS:

Before me, the undersigned a Notary Public in and for the aforesaid county and state this 20th day of November, 1969, personally appeared Walter S. Bencher, to me well known to be the Vice President and Joseph M. Lawler to me well known to be the Assistant Secretary of Combustion Engineering, Inc. and for and on behalf of said Combustion Engineering, Inc. acknowledged the execution of the foregoing instrument.

WITNESS my hand and Notarial Seal.
My comm. expires March 31, 1972

Andrew J. Migenko
Notary Public

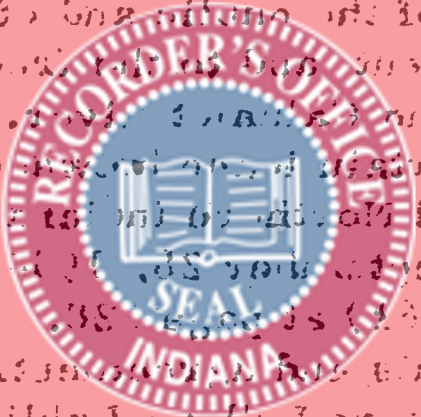
This instrument prepared by Michael C. Harris, Attorney, Chesterton, Indiana.

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STOP



Indiana Gross Income Tax on Sale of Real Estate

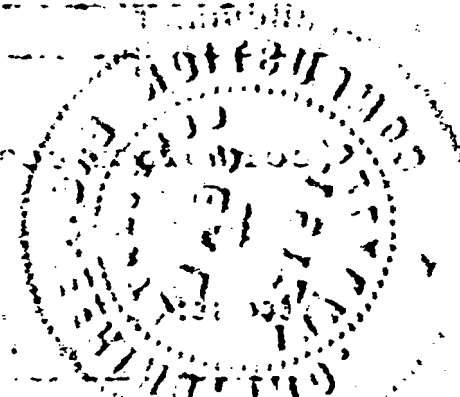
Paid by Conductor Equipment
Grantor

Date Paid January 15, 1970

Amount Paid \$ 1100

Treasurer's Receipt # 278370

Lake County



PN 300

