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Return to: Shell Oil Co. 8500 N. Michigan Rd. Indianapolis, Ind.

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THIS IS A DEED dated December 16, 1969 by SHELL OIL COMPANY, a Delaware corporation ("Shell") with offices at 50 West 50th Street in New York, New York 10020, to WOLVERINE PIPE LINE COMPANY, a Delaware corporation ("Wolverine"), with offices at 30 Rockefeller Plaza in New York, New York 10020.

SHELL, for valuable consideration received, hereby grants and conveys to Wolverine the following described land located in the City of Hammond, Lake County, Indiana:

That part of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 3, Township 36 North, Range 9 West of the Second Principal Meridian, described as follows:

Commencing at the Southeast corner of that Northeast Quarter, thence North 90 degrees 00 minutes West along the South line of the Quarter 660.10 feet to a point; thence North 80 degrees 37 minutes 06 minutes West 1009.93 feet to an iron pipe, which is the Point of Beginning; thence North 0 degrees 59 minutes 20 seconds West 192.6 feet to an iron pipe; thence North 89 degrees 00 minutes 40 seconds East 115.0 feet to an iron pipe; thence North 0 degrees 59 minutes 20 seconds West 284.2 feet to an iron pipe on the South boundary line of U.S. Highway 20; thence South 72 degrees 21 minutes East along that boundary line 50.8 feet to the Northwest corner of land of Shell Oil Company, which is also the Northwest corner of land of Wolverine Pipe Line Company; thence South 0 degrees 59 minutes 20 seconds East along the common boundary line of those lands 489.6 feet to an iron pipe at the southeast corner of Shell Oil Company's land, which is also the southwest corner of Wolverine Pipe Line Company's land; and thence North 80 degrees 37 minutes 06 seconds West 164.0 feet to the Point of Beginning; containing 1.06 acres more or less;

TOGETHER WITH a perpetual easement for a roadway (which Shell may also use) in a strip of land 25 feet wide, which is adjacent to the above-described land ("Fee Land"), and the center line of which is described as follows:

BEGINNING at a point on the south boundary line of U.S. Highway 20 which is 13.1 feet, measured along that line, from the Northwest corner of the Fee Land on that line; then Southerly parallel with a West boundary line of the Fee Land 275.9 feet to a point; thence Westerly parallel with a North boundary line of the Fee Land 115.0 feet to a point; and thence again Southerly parallel with another West boundary line of the Fee Land 205.12 feet to a point which is 12.5 feet measured perpendicularly from that West boundary line;

SHELL RESERVING, however: (a) the above-ground storage tank now located on the Fee Land, with all pipe lines and other equipment appurtenant thereto; (b) an easement to maintain, use, repair and replace the same in their present locations, and to remove them from the Fee Land; and (c) the rights of ingress

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Recorder's Office LAKE COUNTY

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and egress to and from such tank and appurtenances (or replacements thereof),
across the Fee Land and the roadway strip; such easement and rights to terminate
automatically if Shell fails to use the storage tank (or any replace-
ment thereof) for, or removes and fails to replace the same within, a period
of 180 consecutive days.

THIS CONVEYANCE is subject to all easements, rights-of-way, reservations,
restrictions and encumbrances of record, to all zoning laws and ordinances, and
to any state of facts an accurate survey or inspection of the Fee Land or the
roadway strip would show, and, as to the Fee Land, subject also to all taxes and
assessments payable during 1970 and subsequent years; but subject to the foregoing,
Shell will warrant and defend the titles to the Fee Land and the roadway strip
against the lawful claims of all parties claiming by, through or under Shell.

EXECUTED by Shell as of the date first herein specified.

SHELL OIL COMPANY

By Paul F. Deisler
Vice President

ATTEST:

Paul
Assistant Secretary

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS.:

BEFORE me, a Notary Public in and for the above State and County, on this
day personally appeared Shell Oil Company, a Delaware corporation, by Paul F. Deisler, Jr.,
one of its Vice Presidents, and P. J. Morel, one of its Assistant Secretaries, and
acknowledged the execution of the foregoing Limited Warranty Deed.

WITNESS my signature and official seal on December 23, 1969.

Katharine A. Martz

KATHARINE A. MARTZ
Notary Public, State of New York
No. 52-356550
Qualified in Suffolk County
Cert. Filed in New York County
Term Expires March 30, 1971

THIS INSTRUMENT WAS PREPARED
BY: MR. C. M. WRIGHT
50 WEST 50th STREET
NEW YORK, NEW YORK 10020

Indiana Gross Income Tax
Sale of Real Estate
Paid by Shell Oil Company Grantor
Date Paid January 20 1970
Amount Paid \$ 2 - 318 00
Treasurer's Receipt # 278392
Lake County