

STATE OF INDIANA )  
COUNTY OF STARKE )

IN THE STARKE CIRCUIT COURT  
ss: 656933  
KNOX, INDIANA

DAVE A. CHRISTENSON, NEILS )  
PETER CHRISTENSON, Co-Trustees, )

and )

DAVE A. CHRISTENSON, NEILS )  
PETER CHRISTENSON, WARNER )  
THOMAS CHRISTENSON, MARK R. )  
CHRISTENSON, and THE FIRST )  
BANK OF WHITING, under the )  
Trust of WARNER CHRISTENSON, )  
Deceased, for and on behalf )  
of CLARICE A. CHRISTENSON, )  
Beneficiaries, )

Plaintiffs, )

-vs- )

CAUSE NO. 81-495

MILFORD P. CHRISTENSON, DALE R. )  
CHRISTENSON, ERVY L. )  
CHRISTENSON, ROY W. CHRISTENSON )  
and BILLY D. CHRISTENSON, )  
Trustees, )

and )

CHRISTY CHEVROLET, INC., )  
Defendants. )

CHICAGO TITLE INSURANCE COMPANY  
INDIANA DIVISION

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
JAN 20 1 27 PM '82  
WILLIAM BIELSKI JR  
RECORDER

STIPULATION OF PARTIES

Come now the plaintiffs and the defendants, by their respective attorneys, and stipulate and agree as follows:

1. That on December 7, 1981, the parties, in open court, agreed that the body shop and adjoining vacant lot owned by the Highland Christenson Trust on 45th Street in Highland, Indiana, should be sold to Strack & VanTil Supermarket, Inc., an Indiana corporation, under the terms and conditions as set forth in the defendants' Motion for Court Approval of Proposal to Sell Real Estate.

2. That the legal description of the property to be sold to Strack & VanTil Supermarket, Inc., is as follows:

LC  
132

The North 540 feet of the West 400 feet of the East 1,115 feet of the Northeast Quarter of Section 32, Township 36 North, Range 9 West of the Second Principal Meridian, containing 4.96 acres, more or less, in Highland, Lake County, Indiana.

3. That, pursuant to the agreement of the parties, the Liquidating Committee of the Highland Christenson Trust was ordered to obtain a preliminary opinion of title regarding the subject property and to enter into a written Agreement to Purchase with Strack & VanTil Supermarket, Inc., and to arrange for a closing. Further, the parties were ordered to consult with Chicago Title Insurance Company in order to learn what would be required to convey title to Strack & VanTil Supermarket, Inc., free and clear of the Notice of Writ of Attachment filed by the plaintiffs on July 17, 1981, against the above-described real estate in the Lis Pendens Record 4, page 222, of Lake County, Indiana, and free and clear of the terms, conditions, and limitations under the Highland Christenson Trust Agreement dated September 1, 1966, as amended on November 1, 1974. The parties were further ordered to submit to the Court an appropriate form of order directing conveyance of the property to Strack & VanTil Supermarket, Inc.

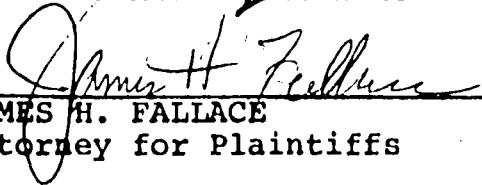
4. That the Liquidating Committee of the Highland Christenson Trust has entered into a written Agreement to Purchase with Strack & VanTil Supermarket, Inc., and has consulted with Chicago Title Insurance Company as ordered by the Court regarding the appropriate form of deed.

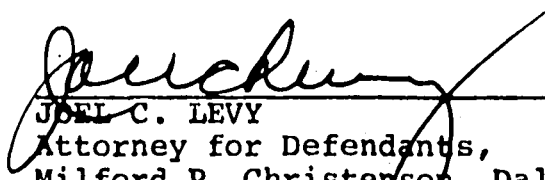
5. That the parties herewith submit a form of order, attached hereto and made a part of this Stipulation as Exhibit "A", directing the subject property to be conveyed to Strack & VanTil Supermarket, Inc., upon the terms and conditions set forth in the Motion for Court Approval of Proposal to Sell Real Estate. The parties further request the Court to approve this Stipulation and to enter an order

approving the sale of the subject property to Strack & VanTil Supermarket, Inc., and ordering conveyance of the subject property to Strack & VanTil Supermarket, Inc.

SO AGREED by and between the parties this 7/12 day of

January, 1982.

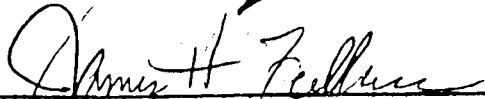
  
\_\_\_\_\_  
JAMES H. FALLACE  
Attorney for Plaintiffs

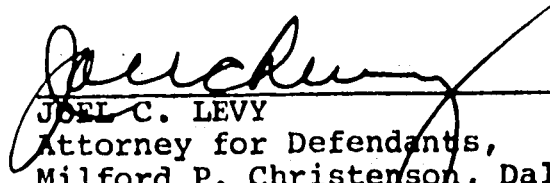
  
\_\_\_\_\_  
JOEL C. LEVY  
Attorney for Defendants,  
Milford P. Christenson, Dale R.  
Christenson, Ervy L. Christenson,  
and Billy D. Christenson,  
as Trustees

approving the sale of the subject property to Strack & VanTil Supermarket, Inc., and ordering conveyance of the subject property to Strack & VanTil Supermarket, Inc.

SO AGREED by and between the parties this 7th day of

January, 1982.

  
\_\_\_\_\_  
JAMES H. FALLACE  
Attorney for Plaintiffs

  
\_\_\_\_\_  
JOEL C. LEVY  
Attorney for Defendants,  
Milford P. Christenson, Dale R.  
Christenson, Erv L. Christenson,  
and Billy D. Christenson,  
as Trustees

STATE OF INDIANA )  
                          ) )  
COUNTY OF STARKE )

SS:

IN THE STARKE CIRCUIT COURT  
KNOX, INDIANA

DAVE A. CHRISTENSON, NEILS )  
PETER CHRISTENSON, Co-Trustees, )

and )

DAVE A. CHRISTENSON, NEILS )  
PETER CHRISTENSON, WARNER )  
THOMAS CHRISTENSON, MARK R. )  
CHRISTENSON, and THE FIRST )  
BANK OF WHITING, under the )  
Trust of WARNER CHRISTENSON, )  
Deceased, for and on behalf )  
of CLARICE A. CHRISTENSON, )  
Beneficiaries, )

Plaintiffs, )

-vs- )

MILFORD P. CHRISTENSON, DALE R. )  
CHRISTENSON, ERVY L. )  
CHRISTENSON, ROY W. CHRISTENSON )  
and BILLY D. CHRISTENSON, )  
Trustees, )

and )

CHRISTY CHEVROLET, INC., )

Defendants. )

CAUSE NO. 81-495

ORDER

Come now the parties by their respective attorneys and file their Stipulation of Parties, and the Court having examined the same, and having heard evidence on December 7, 1981, on the defendants' Motion for Court Approval of Proposal to Sell Real Estate, and an agreement being reached between the parties on that date upon the proposal of the Court, and the Court being duly advised in the premises,

THE COURT NOW FINDS:

1. That Strack & VanTil Supermarket, Inc., an Indiana corporation, and the Liquidating Committee of the Highland Christenson Trust, by Milford P. Christenson, Dale R. Christenson, and Ervy L. Christenson, have entered into an Agreement to

EXHIBIT "A"

Purchase whereby Strack & VanTil Supermarket, Inc., will purchase from the Highland Christenson Trust the following described real estate:

The North 540 feet of the West 400 feet of the East 1,115 feet of the Northeast Quarter of Section 32, Township 36 North, Range 9 West of the Second Principal Meridian, containing 4.96 acres, more or less, in Highland, Lake County, Indiana.

2. That on July 17, 1981, a Notice of Writ of Attachment against the above-described premises was recorded by the plaintiffs in Lis Pendens Record 4, page 222 in the Office of the Recorder of Lake County, Indiana.

3. That title to the above-described real estate appears in the names of Dale R. Christenson, Milford P. Christenson, Ervy L. Christenson, Dave A. Christenson, Neils Peter Christenson, and Mark R. Christenson, as Trustees of the Highland Christenson Trust dated September 1, 1966, and as amended on November 1, 1974.

4. That the parties to this action, which is an action for the appointment of a receiver and termination of the Trust, originally filed as Cause No. 481-902, in the Superior Court of Lake County, sitting in Gary, Indiana, have agreed in open court on December 7, 1981, that all objections to the sale of the above-described property to Strack & VanTil Supermarket, Inc. be withdrawn, that the sale should proceed upon the terms of the offer from Strack & VanTil Supermarket, Inc. as set forth in the defendants' Motion for Court Approval of Proposal to Sell Real Estate, and that the Lis Pendens Notice filed against said property by the plaintiffs be set aside.

5. That the Court now finds that the Stipulation of the parties should be approved, that the sale of the above-described real estate to Strack & VanTil Supermarket, Inc. should proceed upon the terms set forth in the Motion for

Court Approval of Proposal to Sell Real Estate, that the Lis Pendens Notice filed against the above-described premises should be lifted, and that title to the above-described real estate should be conveyed to Strack & VanTil Supermarket, Inc. free and clear of said Lis Pendens Notice and free and clear from the terms, conditions, and limitations set out in the Highland Christenson Trust Agreement of September 1, 1966, as amended on November 1, 1974.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

1. That the sale of the following described real estate to Strack & VanTil Supermarket, Inc., upon the terms set forth in the Motion for Court Approval of Proposal to Sell Real Estate be and it is hereby approved:

The North 540 feet of the West 400 feet of the East 1,115 feet of the Northeast Quarter of Section 32, Township 36 North, Range 9 West of the Second Principal Meridian, containing 4.96 acres, more or less, in Highland, Lake County, Indiana.

2. That the Notice of Writ of Attachment against the above-described premises recorded in the Lis Pendens Record 4, page 222, in the Office of the Recorder of Lake County, Indiana, be and it is hereby set aside and ordered not applicable to the above-described property.

3. That upon payment by Strack & VanTil Supermarket, Inc. of the agreed upon consideration, the Court orders that the above-described real estate be conveyed by Trustee's Deed of the Liquidating Committee of the Highland Christenson Trust, signed by Milford P. Christenson, Dale R. Christenson, and Eryv L. Christenson, to Strack & VanTil Supermarket, Inc.

4. That the proceeds of the sale of said real estate be invested in high interest earning certificates.

5. That no distributions of the proceeds of the sale of said real estate are permitted unless authorized by this Court.

All of which is ordered this 8<sup>th</sup> day of January,  
1982.

Edward D. McLaughlin  
JUDGE, STARKE CIRCUIT COURT