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Record & Return: Atty. Richard F. Benne 9250 Columbia Ave. Munster, Indiana

Know All Men by these Presents, That

FRED M. SEED and GRACE M. SEED, husband and wife

consideration of One Dollar (\$1.00) and other good and valuable consideration to them in hand paid by Fred M. Seed, Grace M. Seed, John C. Seed and James M. Seed, as original Trustees in the Fred M. Seed Living Trust of 1979 under that certain Trust Agreement dated March 23, 1979 with Fred M. Seed, as Donor, parties of the second part, do hereby sell, assign and transfer unto said parties of the second part, their successors and assigns, the vendor's interest in that certain contract, Article of Agreement for Warranty Deed dated the 30th day of October, 1975, made by Fred M. Seed

as vendor, to Peter Vukovich and Duane Dedelow, as vendees and recorded in the office of the County Recorder in and for the County of State of Minnesota, in Book of page, for the sale and conveyance of the tract of land in the County of Lake and State of Indiana described on Exhibit A attached hereto and hereby made a part hereof.

CHICAGO TITLE INSURANCE COMPANY

INDIANA DIVISION OF REVENUE STATE OF INDIANA FILED FOR RECORD

MAR 29 9 16 AM '82 WILLIAM BIELSKI JR RECORDER

FILED

MAR 26 1982 Key 31-37-2, 28, 29 Auditor Lake County

Tax statements for real property described herein shall be sent to:

Fred M. Seed, Trustee - Grantee Box 2187 Loop Station Minneapolis, Minnesota 55402

subject to all the covenants of said assignor in said contract contained, which said parties of the second part hereby assume and agree to keep and perform.

Said parties of the first part hereby covenant that they have good right to sell, transfer and assign said contract.

In Testimony Whereof, The said parties of the first part have hereunto set their hands this day of 1979.

Fred M. Seed Grace M. Seed

State of Minnesota, County of Hennepin

The foregoing instrument was acknowledged before me this day of 1979.

FRED M. SEED and GRACE M. SEED, husband and wife

(SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)

THIS INSTRUMENT WAS DRAFTED BY DORSEY, WINDHORST, HANNAFORD, WHITNEY & HALLADAY 2300 First National Bank Building Minneapolis, Minnesota 55402

MARLENE JOHANSEN NOTARY PUBLIC - MINN. IA My Comm. Expires Oct 24, 1979

10 1.00 1986

EXHIBIT A

Parcel I:

Key 31-37-2
The East 65 feet of part of the North East 1/4 of the Southeast 1/4 of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, described as follows: Beginning on North line of Chicago Avenue, in City of East Chicago: 455 feet West of the East line of said 1/4 1/4 section; running thence North 349.5 feet to the South line of Baltimore and Ohio Chicago Terminal Transfer Railroad; thence West 125 feet; thence South 349.5 feet to North line of Chicago Avenue; thence East 125 feet to the place of beginning, in the City of East Chicago.

Parcel II:

Key 31-37-28
That part of the South East 1/4 of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, described as follows: Commencing at a point 100 feet West and 992.4 feet North of the South East corner of said Section 29, and running thence Westerly 1143.5 feet to a point opposite the North line of 148th Street produced; thence South along the East line of the right of way of the Chicago and Calumet Terminal Railway 300 feet; thence East on a line parallel with the North line above described, 1144.4 feet to the West line of the proposed waterway; thence North along the West line of said proposed waterway, 300 feet to the place of beginning, excepting therefrom that part thereof conveyed to the East Chicago Belt Railroad Company (now Indiana Harbor Belt Railroad) by deed dated October 14, 1901 and recorded October 18, 1901 in Deed Record 92 pages 320 and 321.

Parcel III:

Key 31-37-29
Part of the Southeast 1/4 of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian described as follows: Commencing at a point 100 feet West and 992.4 feet North of the South East corner of said Section 29; thence Westerly 1143.5 feet to the East line of the right of way of the Baltimore and Ohio Chicago Terminal Railroad Company (formerly owned by the Chicago and Calumet Terminal Railway Company) at a point opposite the North line of 148th Street produced; thence North along the Easterly line of said right of way 293 feet to a point; which point shall be the starting point of this description and running thence Easterly on a line at right angles to the East line of said right of way and parallel with the Southerly line of Chicago Avenue 488.75 feet; thence Southerly on a line at right angles and parallel with the Easterly line of said right of way 293 feet; thence Westerly on a line at right angles and parallel with the Southerly line of Chicago Avenue 488.75 feet to the Easterly line of said right of way; thence Northerly on the East line of said right of way 293 feet to the place of beginning.

Parcel IV:

Key 31-37-30
A tract of land described as follows: Commencing at a point 100 feet West and 992.4 feet North of the Southeast corner of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, which point shall be the starting point of the description; thence Northerly along a line 100.0 feet West of the East line of said Section 29, said 100.0 foot parallel line being the Westerly line of Waterway, a distance of 600 feet to the Southerly line of Chicago Avenue; thence Westerly along the Southerly line of Chicago Avenue, a distance of 652.73 feet to a point in a line parallel to and 488.75 feet East of the Easterly right of way line of the Baltimore and Ohio Chicago Terminal Railroad Company (formerly owned by

the Chicago Calumet Terminal Railway Company) measured along said Southerly Chicago Avenue line; thence Southerly along said last mentioned parallel line a distance of 600 feet; thence Easterly a distance of 654.75 feet to the place of beginning.

*E. P. Wright
31-37-22*

Excepting from Parcels II and III the following described tract: Part of the Southeast 1/4 of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Commencing at a point 100 feet west and 992.4 feet North of the Southeast corner of said Section 29, thence Westerly on an East and West line that intersects the East right of way line of the Baltimore & Ohio Chicago Terminal Railroad Co., at a point on the North line of 148th Street produced East, which point is the starting point of this description; thence South along the East line of said right of way a distance of 300 feet; thence East on a line parallel with the aforementioned East and West line a distance of 437.06 feet; thence North parallel with the East line of the aforesaid right of way a distance of 274.66 feet; thence West parallel with the aforementioned East and West line a distance of 328.34 feet; thence North parallel with the East line of the aforesaid right of way, a distance of 45.42 feet; thence West parallel with the aforementioned East and West line a distance of 108.72 feet to the East line of the aforementioned right of way; thence South along the East line of said right of way, a distance of 20.08 feet to the place of beginning.

Subject, however, to any legal highways or right of ways.