

677915

This instrument was prepared by;
Messrs. Demov, Morris, Levin & Shein
40 West 57th Street
New York, New York 10019

*Commonwealth Land
Title Ins Co.
1290 Ave of the Americas
New York, NY 10194*

DEED

THIS DEED, dated as of December 22, 1981, between FORT SMITH ASSOCIATES, a New York partnership, having an address c/o Messrs. Demov, Morris, Levin & Shein, 40 West 57th Street, New York, New York 10019 ("Grantor") and AMERICAN FRIENDS OF BOYS TOWN OF JERUSALEM, INC., a New York Corporation, having an office at 22 West 38th Street, New York, New York

STATE OF INDIANAPOLIS, IN
LAKE COUNTY
FILED FOR RECORD
JUL 16 2 03 PM '82
WILLIAM BIELSKI JR
RECORDER

**DULY ENTERED
FOR TAXATION**

22-15-65
JUL 30 1982

W I T N E S S E T H :

Lucas D. Trout
AUDITOR LAKE COUNTY

That said Grantor, in consideration of the sum of Ten (\$10.00) Dollars, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, all of the right, title and interest of Grantor in and to the parcel of land described in Schedule A hereto (the "Land"), excluding the buildings, structures and other improvements now or hereafter located thereon, said interest of Grantor being a remainder interest; SUBJECT, however, to all encumbrances, liens, mortgages, covenants, easements, rights, restrictions, grants, leases and agreements of record affecting the Land.

10.00

TO HAVE AND TO HOLD the Land, together with the appurtenances and all the estate and rights of Grantor in and to the Land, unto Grantee, its successors and assigns, forever. It is the intent of Grantor by virtue of this instrument to presently convey its remainder interest in the Land.


The Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the Land unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof by, through or under Grantor but not otherwise.

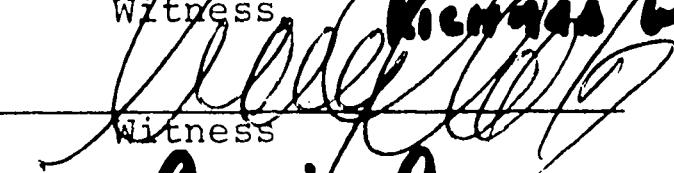
IN WITNESS WHEREOF, Grantor has caused these presents to be signed by a duly authorized partner as of the day and year first above written.

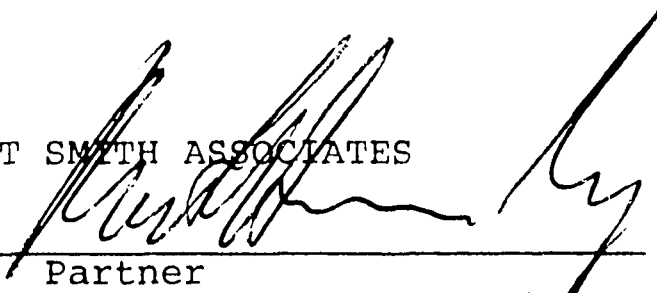
FORT SMITH ASSOCIATES

By:

Partner


Witness **RICHARD WEISMAN**


Witness
CRAG COLINS


ROBERT C. HAMANN

SCHEDULE A

PARCEL 1: Part of the North 1/2 of Section 23, Township 35 North, Range 8 West of the 2nd P.M., Lake County, Indiana, described as commencing at the Northwest corner of said Section 23; thence South 02 degrees 42'00" East along the West line of said Section 23, 842.20 feet to the South right-of-way line of the Chesapeake and Ohio Railroad; thence South 62 degrees 42'00" East along said South line, 1652.33 feet to the place of beginning; thence continuing South 62 degrees 42'00" East along said South line, 192.67 feet; thence South 27 degrees 18'00" West, 274.33 feet; thence South 62 degrees 42'00" East 4.00 feet; thence South 27 degrees 18'00" West, 80.00 feet; thence South 62 degrees 42'00" East, 26.41 feet; thence South 27 degrees 18'00" West, 275.00 feet; thence North 62 degrees 42'00" West, 260.00 feet; thence North 27 degrees 18'00" East, 275.00 feet; thence South 62 degrees 42'00" East, 36.92 feet; thence North 27 degrees 18'00" East, 354.33 feet to the place of beginning.

PARCEL 2: Right and easement to go upon, over and across and to use for purpose of ingress and egress that part of the North 1/2 of Section 23, Township 35 North, Range 8 West of the 2nd P.M., Lake County, Indiana, described as commencing at the Northwest corner of said Section 23; thence South 02 degrees 42'00" East along the West line of said Section 23, 842.20 feet to the South right-of-way line of the Chesapeake and Ohio Railroad; thence South 62 degrees 42'00" East along said South line, 1652.33 feet; thence South 27 degrees 18'00" West, 354.33 feet; thence North 62 degrees 42'00" West, 36.92 feet; thence South 27 degrees 18'00" West, 275.00 feet to the place of beginning; thence South 62 degrees 42'00" East, 260.00 feet; thence South 27 degrees 18'00" West, 147.44 feet; thence South 01 degree 35'00" East, 50.00 feet to the North line of U.S. Highway No. 30; thence South 88 degrees 25'00" West along said North line, 365.40 feet; thence North 01 degree 35'00" West, 50.00 feet; thence North 88 degrees 25'00" East, 17.00 feet; thence North 01 degree 35'00" West, 150.00 feet; thence North 88 degrees 25'00" East, 134.21 feet; thence North 27 degrees 18'00" East, 119.55 feet to the place of beginning.

PARCEL 3: Right and easement to go upon, over and across and to use for purposes of ingress and egress that part of the North 1/2 of Section 23, Township 35 North, Range 8 West of the 2nd P.M., Lake County, Indiana, described as commencing at the Northwest corner of said Section 23; thence South 02 degrees 42'00" East along the West line of said Section 23, 842.20 feet to the South right-of-way line of the Chesapeake and Ohio Railroad; thence South 62 degrees 42'00" East along said South line, 1845.00 feet; thence South 27 degrees 18'00" West, 274.33 feet; thence South 62 degrees 42'00" East, 4.00 feet; thence South 27 degrees 18'00" West 50.00 feet to the place of beginning; thence South 62 degrees 42'00" East, 413.65 feet; thence South 01 degree 35'00" East, 209.11 feet; thence North 88 degrees 25'00" East, 17.00 feet; thence South 01 degree 35'00" East, 50.00 feet to the North line of U.S. Highway No. 30; thence South 88 degrees 25'00" West along said North line, 64.00 feet;

(continued)

Schedule A

SCHEDULE A cont'd.

thence North 01 degree 35'00" West, 50.00 feet; thence North 88 degrees 25'00" East, 17.00 feet; thence North 01 degree 35'00" West, 191.40 feet; thence North 62 degrees 42'00" West, 395.93 feet; thence North 27 degrees 18'00" East, 30.00 feet to the place of beginning.

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

On this 22nd day of December, 1981, before me personally appeared ROBERT C. HAMMERLING, to me known and known to me to be a member of the firm of FORT SMITH ASSOCIATES, mentioned and described in, and which executed the foregoing instrument, and the said ROBERT C. HAMMERLING duly acknowledged to me that he executed said instrument for and on behalf of and with the authority of the said firm of FORT SMITH ASSOCIATES for the uses and purposes therein mentioned.



Notary Public

SELMA MUNZ
Notary Public, State of New York
No. 41-4712003
Qualified in Queens County
Certificate Filed in New York County
Commission Expires March 30, 1982