

34380
LAWYERS TITLE INS. CORP.
7895 BROADWAY
MERRILLVILLE, IND. 46410-0883

13 - Indiana-SWD-RET
County Lake
Cities No. 13-089-053

715568

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Cities Service Company, a Delaware corporation (successor to Cities Service Oil Company, a Delaware corporation, by virtue of a Certificate of Ownership and Merger filed in the office of the Secretary of State of the State of Delaware on December 20, 1978, effective December 29, 1978), P. O. Box 300, Tulsa, Oklahoma 74102 (herein called "Grantor"), for and in consideration of the sum of One Dollar to Grantor in hand paid by CITGO Petroleum Corporation, a Delaware corporation (formerly Cities Service RMT Corporation), P. O. Box 3748, Tulsa, Oklahoma 74102 (herein called "Grantee"), the receipt whereof Grantor does hereby acknowledge, and as a contribution to the capital of Grantee, a wholly-owned subsidiary of Grantor, has granted, bargained, sold, assigned and conveyed, and by these presents does hereby grant, bargain, sell, assign and convey unto the said Grantee, its successors and assigns, the following:

- (1) That certain tract or parcel of land located in the county of Lake and state of Indiana, described in Exhibit A hereto,
 - (2) All buildings, structures, fixtures and improvements attached thereto,
- (numbered items (1) and (2) are herein called the "Property")

- (3) To the extent assignable, all right, title and interest, if any, of Grantor in and to (a) all easements, rights-of-way, rights and benefits appurtenant to the Property and, if an Exhibit B is attached to this Deed, including (without limitation) the interests described in such Exhibit (such interests described in such Exhibit being herein called the "Appurtenant Interests"), (b) all permits, licenses, contracts, agreements, leases, authorizations, servitudes and other arrangements and interests therein relating to the Property, (c) all streets, easements, rights-of-way, strips, gores and land adjacent or contiguous to the Property, and

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
JUL 11 9 17 AM '83
WILLIAM BIELSKI JR
RECORDER

DULY ENTERED
FOR TAXATION

JUL 8, 1983

Lyle G. Smith
AUDITOR LAKE COUNTY

Grantor hereby certified under oath that no gross tax is due by virtue of this deed.

Return recorded original to:
CITGO Petroleum Corporation
P.O. Box 3758
Tulsa, Oklahoma 74102
Attn: Marcus E. Smith, Jr.

84
1300

(d) all tangible personal property, including (without limitation) trade fixtures, signs, and all equipment, machinery and appurtenances attached to or located on the Property at the Effective Time.

(numbered item (3) is herein called the "Additional Interests")

The Property and the Additional Interests, if any, are conveyed subject to (a) current taxes and assessments not yet delinquent and taxes and assessments for subsequent years, (b) all ordinances or statutes relating to the Property or the Additional Interests (if any), (c) any condition that an accurate survey or an inspection of the premises might show, (d) any easements, rights-of-way, covenants, restrictions, conditions, mineral interests, reservations and encumbrances, if any, of record in the above county and state or, in the case of security interests to be perfected by filing in the Uniform Commercial Code records of the above state, in the place of filing mandated by the Uniform Commercial Code of such state, and (e) rights of parties in possession, all to the extent the same are valid, enforceable and effect the Property or the Additional Interests (if any).

Grantee, for itself, its successors and assigns, accepts and assumes all terms, conditions, liabilities, obligations and duties of Grantor relating to the Additional Interests, if any, to the extent the same are assignable to the extent such liabilities, obligations and duties of Grantor relate to or arise out of events occurring or actions taken or not taken after the Effective Time.

With respect to any personal property or interests in personal property conveyed hereby, Grantor EXPRESSLY DISCLAIMS AND NEGATES (a) ANY IMPLIED OR EXPRESS WARRANTY OF MERCHANTABILITY, (b) ANY IMPLIED OR EXPRESS WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND (c) ANY IMPLIED OR EXPRESS WARRANTY OF CONFORMITY TO MODELS OR SAMPLES OF MATERIALS.

TO HAVE AND TO HOLD the Property and the Additional Interests, if any, to Grantee, its successors and assigns, forever.


Subject only to the matters expressly set forth above, Grantor hereby binds itself and its successors to warrant and defend all and singular the Property to Grantee, its successors and assigns forever, from and against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through and under Grantor, but not otherwise, but with full subrogation and substitution in and to all the rights and actions of warranty which Grantor has or may have against all preceding owners and vendors.

Reference is made to the exhibit(s) which is (are) attached hereto and made a part hereof for all purposes.

In witness whereof, the duly authorized officers of Grantor and Grantee have executed, sealed and delivered this


instrument on this 25th day of June, 1983, effective as of
March 18, 1983 at 7:00 p.m., CST (herein called the
Effective Time).

CITIES SERVICE COMPANY


By 
Robert D. Dillsaver
Senior Vice President

GRANTOR

ATTEST:


Lewis J. Haines
Assistant Secretary

CITGO PETROLEUM CORPORATION

By 
John H. Dewell
Vice President

GRANTEE

ATTEST:


Linda Frick, Secretary

Prepared By:
Marcus E. Smith, Jr.
P. O. Box 3758
Tulsa, Oklahoma 74102

(Indiana)

STATE OF OKLAHOMA §
§
COUNTY OF TULSA §

BEFORE ME, a Notary Public in and for said county, personally appeared ROBERT D. DILLSAVER, Senior Vice President and LEWIS J. HAINES, Assistant Secretary of the CITIES SERVICE COMPANY, which executed the foregoing instrument, who acknowledged the seal affixed to said instrument is the corporate seal of said corporation; that they did sign and seal said instrument as such Senior Vice President, and Assistant Secretary, on behalf of said corporation and by authority of this Board of Directors; that said instrument is the free act and deed individually and as such Senior Vice President, and Assistant Secretary, and the free and corporate act and deed of said CITIES SERVICE COMPANY.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal this the 25th day of June, 1983.

Carolyn A. Ramsey
Notary Public in and for
Tulsa County, Oklahoma

My term of office expires on:
9-10-84

(Indiana)

STATE OF OKLAHOMA §
§
COUNTY OF TULSA §

BEFORE ME, a Notary Public in and for said county, personally appeared JOHN H. DEWELL, Vice President and LINDA FRICK, Secretary of the CITGO PETROLEUM CORPORATION, which executed the foregoing instrument, who acknowledged the seal affixed to said instrument is the corporate seal of said corporation; that they did sign and seal said instrument as such Vice President, and Secretary, on behalf of said corporation and by authority of this Board of Directors; that said instrument is the free act and deed individually and as such Vice President, and Secretary, and the free and corporate act and deed of said CITGO PETROLEUM CORPORATION.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal this the 25th day of June, 1983.

J. Carroll Cherry
Notary Public in and for
Tulsa County, Oklahoma

My term of office expires on:
October 29, 1984

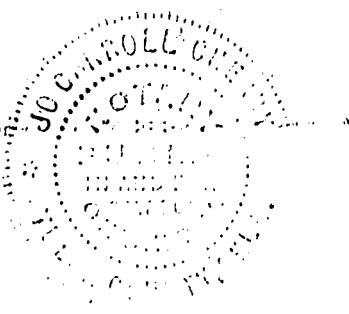


EXHIBIT "A"

The North 200 feet of the East 170 feet of Lot 1 in Raymond Monaldi's 45th Avenue Subdivision to the Town of Munster, as per plat thereof, recorded in Plat Book 40, page 89, in the Office of the Recorder of Lake County, Indiana.

28-309-2 ^{G+G/RCL}

CITIES SERVICE COMPANY

ARTICLE IV

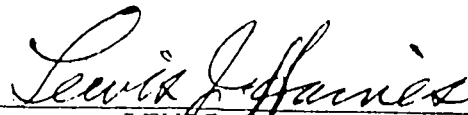
Corporate Officers

5. GENERAL POWERS. Except as otherwise provided by law, the Chairman of the Board, the President, each Executive Vice President, Senior Vice President, corporate Vice President, the Secretary and the Treasurer shall have power to sign contracts, instruments of conveyance, authorized bonds and debentures, checks, drafts, notes, orders for the payment of money and similar obligations and other instruments for and on behalf of the Corporation.

CERTIFICATION

I, LEWIS J. HAINES, Assistant Secretary of CITIES SERVICE COMPANY, a Delaware corporation, do hereby certify that the above and foregoing is a true and correct copy of Paragraph 5 of Article IV of the By-Laws of said corporation. I further certify that Robert D. Dillsaver was on the 25th day of June, 1983 and is now and has been continuously since such date, a duly elected and acting Senior Vice President of said corporation.

Dated this 25th day of June, 1983.



LEWIS J. HAINES
Assistant Secretary

CITIES SERVICE COMPANY

ARTICLE IV


Corporate Officers

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Lewis J. Haines

LEWIS J. HAINES
Assistant Secretary