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845501

SPECIAL WARRANTY DEED

415325 800
4-6000
Safeo Title Ins Co,
1200 Two Lincoln Centre,
5420 LBJ Freeway, LB14
Dallas, Tex 75240

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

THIS INDENTURE WITNESSETH that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, UNITED STATES STEEL CORPORATION, a Delaware corporation, hereby grants, bargains, sells and conveys to GTE Sprint Communications Corporation, a Delaware corporation, the Grantee, the following real estate: *Split from KH 40-170-3 to KH 40-170-30*

Part of the northwest Quarter of Section 3, Township 36 North, Range 8 West of the 2nd P.M. in the City of Gary, Lake County, Indiana, more particularly described as follows:

Beginning at the point of intersection of the West line of Virginia Street and the North line of the New York Central Railroad (now AM TRAK) right-of-way; thence North 88 degrees 58 minutes 36 seconds West, 406.93 feet to a point of curve; thence Westerly along a curve to the right with a radius of 199 feet for a distance of 341.67 feet more or less to the East line of Northern Indiana Public Service Company property; thence North 45 degrees 31 minutes 03 seconds West 59.40 feet more or less to the Southerly line of the E. J. & E. Railroad right-of-way; thence Easterly along a curve to the left with a radius of 6390.83 feet for a distance of 672.19 feet to a point of tangent; thence North 82 degrees 46 minutes 26 seconds East, 120.45 feet to the West line of Virginia Street; thence South 00 degrees 32 minutes 01 seconds East, 124.63 feet to the point of beginning.

STATE OF INDIANA
LAKE COUNTY
FILED
MAR 18 9 55 AM 1986
RUDOLPH CLAY
RECORDER

DULY ENTERED
FOR TAXATION

MAR 17 1986

Julie O. ...
AUDITOR LAKE COUNTY

573

*Pl.
500*

Being a part of Parcel VI in deed dated November 1, 1941, from Gary Land Company, an Indiana corporation to Carnegie Illinois Steel Corporation, a New Jersey Corporation, which deed was recorded in the office of the Recorder of Deeds of Lake County, Indiana, on November 17, 1941, in Deed Book Volume 645, page 489-501. By Article of Merger dated December 15, 1950 the name of Carnegie Illinois Steel Corporation was changed to United States Steel Company. On December 31, 1952 United States Steel Company was merged into United States Steel Corporation, a New Jersey corporation. On January 1, 1966, United States Steel Corporation, a New Jersey corporation was merged into United States Steel Corporation, a Delaware corporation, the surviving corporation and the Grantor herein.

To have and to hold the same together with all the hereditaments and appurtenances thereunto belonging, to the Grantee, its successors and assigns, forever.

Grantor for its successors and assigns hereby expressly limits the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implications, and hereby covenants that against all persons whomsoever lawfully claiming or to claim by, through or under Grantor and not otherwise it will forever warrant and defend the same, subject, however to the following:

- (1) General taxes for 1985 payable in 1986 and taxes for subsequent years,
- (2) Zoning and building ordinances,

- (3) Rights of way, if any, for ditches and/or drains,
- (4) Rights of way, if any, for roads, highways, streets or alleys,
- (5) Covenants, restrictions, easements of record.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed and has caused its name to be signed to this instrument by its Vice President - Realty and attested by its Assistant Secretary this 22nd day of January, 1986.

ATTEST:

UNITED STATES STEEL CORPORATION

J. A. Bepler
Assistant Secretary

By D. C. Bell
Vice President Realty

NO INDIANA GROSS INCOME TAX IS DUE BY REASON OF THIS CONVEYANCE.

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

On this the 22nd day of January, A.D. 1986, before me, Lois Witt, the undersigned officer, personally appeared D. C. Bell, Vice President-Realty, United States Steel Corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREFOR, I hereunto set my hand and official seal.

Marylou R. Klus
Notary Public

My Commission Expires: _____

MARYLOU R. KLUS, NOTARY PUBLIC
PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES JULY 16, 1987
Member, Pennsylvania Association of Notaries