

→ Ted Alderson

3917 MARYLAND ST.

→ GARY IN 46409

893279

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THIS INDENTURE WITNESSETH, that UNITED RAILROAD CORP., a Delaware corporation, THE MICHIGAN CENTRAL RAILROAD COMPANY, a Michigan corporation, and THE PENN CENTRAL CORPORATION, a Pennsylvania corporation, all having offices at 1700 Market Street, Philadelphia, Pennsylvania 19103, (hereinafter collectively referred to as the Grantor), for and in consideration of the sum of ONE THOUSAND EIGHTY DOLLARS (\$1,080.00) - - - - - paid to the said Grantor, the receipt of which sum is hereby acknowledged, quitclaims to TEDFORD C. ALDERSON AND SHIRLEY L. ALDERSON, whose mailing address is 3917 Maryland Street, Gary, Indiana 46409, (hereinafter referred to as the Grantee), all the right, title and interest of the said Grantor, of, in and to the premises described in Schedule "A" attached hereto and made a part hereof.

DULY ENTERED FOR TAXATION

DEC 29 1986

James O. ...
AUDITOR LAKE COUNTY

RECORDED
DEC 29 1986
GARY IN

17.50
1591

SCHEDULE "A"

ALL THAT PARCEL of land situate in the Township of Calumet, County of Lake and State of Indiana, being in Section 27, Township 36 North, Range 8 West, bounded and described as follows; VIZ:

BEGINNING at a point where the southerly prolongation of the east line of Maryland Street meets the Southeasterly right-of-way line of a branch of railroad known as the Joliet Branch of the Michigan Central Railroad;

EXTENDING from said beginning point, the following three courses and distances:

- (1) Northerly along the Southerly prolongation of the East line of Maryland Street, a distance of 90 feet, more or less, to a point in the Southerly line of 39th Avenue; thence
- (2) Easterly along the Southerly line of 39th Avenue, a distance of 240 feet, more or less, to a point on the southeasterly right-of-way line of said branch of railroad; thence
- (3) Southwesterly along the southeasterly line of said right-of-way of said railroad, a distance of 250 feet, more or less, to a point, the place of beginning.

RESERVING unto Grantor permanent and perpetual easements in gross, freely alienable and assignable by the Grantor for all existing wire and pipe facilities or occupations whether or not covered by license or agreement between Grantor and other parties, of record or not of record, that in any way encumber or affect the premises conveyed herein, and all rentals, fees and considerations resulting from such occupations, agreements and licenses and from the assignment or conveyance of such easements.

SUBJECT, however, to such state of facts that an accurate survey or personal inspection of the premises may disclose.

GRANTEE acknowledges and agrees that:

(1) Grantee will assume all obligations with respect to ownership, maintenance, repair, renewal or removal of the drainage structures, culverts and bridges located on, over or under the premises conveyed herein that may be imposed after the date of this Deed by any governmental agency having jurisdiction thereover; and

(2) should a claim adverse to the title hereby quitclaimed be asserted and/or proved, no recourse shall be had against the Grantor.

THE words "Grantor" and "Grantee" used herein shall be construed as if they read "Grantors" and "Grantees", respectively, whenever the sense of this Indenture so requires and whether singular or plural, such words shall be deemed to include in all cases the heirs or successors and assigns of the respective parties.

IN WITNESS WHEREOF, the said Grantor has caused this Indenture to be executed this 21st day of November A.D. 1986.

SEALED AND DELIVERED in the presence of us:

Sandra A. Bokas
Michael C. Opuska

UNITED RAILROAD CORP.

BY: Joseph J. Sopon
JOSEPH J. SOPON
Vice-President
ATTEST: Deborah P. Mills
DEBORAH P. MILLS
Assistant Secretary

THE MICHIGAN CENTRAL RAILROAD COMPANY

Sandra A. Bokas
Michael C. Opuska

BY: Joseph J. Sopon
JOSEPH J. SOPON
Vice-President
ATTEST: Deborah P. Mills
DEBORAH P. MILLS
Assistant Secretary

THE PENN CENTRAL CORPORATION

Sandra A. Bokas
Helen B. White

BY: Joseph J. Sopon
JOSEPH J. SOPON
Director - Real Estate
ATTEST: Raymond F. Glenn
RAYMOND F. GLENN
Assistant Secretary

STATE OF PENNSYLVANIA :
: SS
COUNTY OF PHILADELPHIA :

BEFORE ME, the undersigned, a Notary Public in and for the Commonwealth of Pennsylvania, this *21st* day of *November* 1986, personally appeared UNITED RAILROAD CORP., by JOSEPH J. SUPON and DEBORAH P. MILLS, its Vice-President and Assistant Secretary, respectively, and acknowledged the execution of the foregoing Instrument.

WITNESS my hand and notarial seal the day and year aforesaid.

Mildred C. Oruska
Notary Public

MILDRED C. ORUSKA,
Notary Public, Phila., Phila. Co.
My Commission Expires May 28, 1988

STATE OF PENNSYLVANIA :
: SS
COUNTY OF PHILADELPHIA :

BEFORE ME, the undersigned, a Notary Public in and for the Commonwealth of Pennsylvania, this 21st day of November, 1986, personally appeared THE MICHIGAN CENTRAL RAILROAD COMPANY, by JOSEPH J. SUPON and DEBORAH P. MILLS, its Vice-President and Assistant Secretary, respectively, and acknowledged the execution of the foregoing Instrument.

WITNESS my hand and notarial seal the day and year aforesaid.

Mildred C. Oruska
Notary Public

MILDRED C. ORUSKA
Notary Public, Phila., Phila. Co.
My Commission Expires May 26, 1988

STATE OF PENNSYLVANIA :
: SS
COUNTY OF PHILADELPHIA :

BEFORE ME, the undersigned, a Notary Public in and for the Commonwealth of Pennsylvania, this 21st day of November, 1986, personally appeared THE PENN CENTRAL CORPORATION, by JOSEPH J. SUPON AND RAYMOND F. GLENN, its Director - Real Estate and Assistant Secretary, respectively, and acknowledged the execution of the foregoing Instrument.

WITNESS my hand and notarial seal the day and year aforesaid.

Mildred C. Oruska
Notary Public

MILDRED C. ORUSKA
Notary Public, Phila., Phila. Co.
My Commission Expires May 26, 1988

THIS INSTRUMENT PREPARED BY:

M. C. Oruska
1700 Market Street - 29th Floor
Philadelphia, Pennsylvania 19103

UNITED RAILROAD CORP.

BOARD OF DIRECTORS, Monday, January 30, 1984

WHEREAS, this Company owns certain real and personal property which may be considered to be no longer needed for any future corporate or business purpose of this Company; and

WHEREAS, it is deemed desirable to confer authority upon the President of this Company to effect sales of such property or otherwise deal with the title thereto within specified limitations; therefore

RESOLVED that the Board of Directors authorizes and empowers the President or any Vice President to execute on behalf of this Company and under its corporate seal, or otherwise, (1) such deeds (including deeds of easement), bills of sale and any other documents and instruments to evidence the transfer of any and all property anywhere situated, title to which is vested in the name of this Company, and (2) such leases, licenses and any other documents and instruments to evidence the disposition of or dealings in the property of this Company, on terms and conditions approved by the President and upon recommendation by The Penn Central Corporation with respect to sale transactions where the consideration involved shall not in any one instance exceed \$250,000 and with respect to lease transactions where the term does not exceed five years and the annual rent does not exceed \$25,000; and the foregoing officers and other proper officers of this Company be and hereby are authorized to execute on behalf of this Company any and all agreements, contracts, and other documents, instruments and papers, under seal or otherwise, and to do or cause to be done any and all acts and things as may be necessary or appropriate to effectuate from time to time the intent of this resolution.

I, *Deborah P. Mills*, Assistant Secretary of UNITED RAILROAD CORP., HEREBY CERTIFY the foregoing to be true and correct copy of resolution duly adopted by the Board of Directors of said Company on Monday, January 30, 1984, and that said resolution has not been amended or rescinded and still remains in full force and effect.

WITNESS my hand and the corporate seal of said UNITED RAILROAD CORP., at Philadelphia, PA., this 26th day of November, 1986.

FILED

DEC 29 1986

James O. Quinn
AUDITOR LANE COUNTY

Deborah P. Mills

THE MICHIGAN CENTRAL RAILROAD COMPANY
BOARD OF DIRECTORS, Wednesday, August 12, 1981

WHEREAS, this Company owns certain real and personal property which may be considered to be no longer needed for any future corporate or business purpose of this Company; and

WHEREAS, it is deemed desirable to confer authority upon the President of this Company to effect sales of such property or otherwise deal with the title thereto within specified limitations; therefore

RESOLVED that the Board of Directors authorizes and empowers the President or any Vice President to execute on behalf of this Company and under its corporate seal, or otherwise, (1) such deeds, easements, bills of sale or other documents and instruments to evidence the transfer of any and all real and personal property anywhere situated, title to which is vested in the name of this Company and (2) such leases, licenses and any other instruments and documents to otherwise evidence the disposition of or dealings in the real and personal property of this Company, on terms and conditions approved by the President, and upon recommendation by The Penn Central Corporation, with respect to transactions where the consideration involved shall not in any one instance exceed \$100,000; and the foregoing officers and other proper officers of this Company be and hereby are authorized to execute on behalf of this Company any and all other documents, instruments and papers, under seal or otherwise, and to do or cause to be done any and all acts and things as may be necessary or appropriate to effectuate from time to time the intent of this resolution.

I, *Deborah P. Mills*, Assistant Secretary of THE MICHIGAN CENTRAL RAILROAD COMPANY, Hereby certify the foregoing to be a true and correct copy of resolution duly adopted by the Board of Directors of said Company on Wednesday, August 12, 1981, and that said resolution has not been amended or rescinded and still remains in full force and effect.

WITNESS my hand and the corporate seal of said THE MICHIGAN CENTRAL RAILROAD COMPANY at Philadelphia, Pennsylvania this *20th* day of *November*, 198*1*

Deborah P. Mills

THE PENN CENTRAL CORPORATION

CERTIFICATE OF AUTHORITY

I, Raymond F. Glenn, the Assistant Secretary of The Penn Central Corporation HEREBY CERTIFY as follows:

(1) The sale by The Penn Central Corporation (Corporation) of the following described real estate:

A segment of the former Joliet Branch, containing 10,800 square feet, more or less, situate on the south side of 39th Avenue in the Township of Calumet, Lake County, Indiana

to Tedford C. Alderson and Shirley L. Alderson for a consideration of \$1,080.00 has been duly authorized on behalf of the Corporation.

(2) Frederick W. Rovet is Vice President - Real Estate and Joseph J. Supon is Director - Real Estate of this Corporation, and either of such officers is authorized to execute on behalf of the Corporation original agreements, contracts, deeds, leases, licenses, or other documents necessary or desirable to effectuate the foregoing sale.

(3) The authorizations described in the foregoing paragraphs (1) and (2) are in full force and effect.

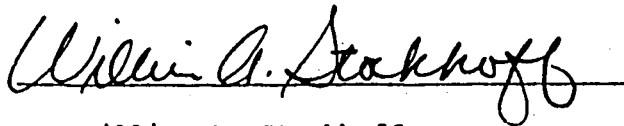
WITNESS my hand and the corporate seal of said THE PENN CENTRAL CORPORATION, at Philadelphia, Pa. this 20th day of November 1956.

Raymond F. Glenn

STATE OF OHIO :
 : SS.
COUNTY OF HAMILTON :

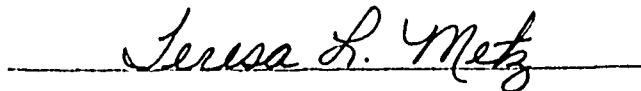
Before me, a Notary Public, in and for said County and State personally appeared William A. Stockhoff, who being by me duly sworn, deposes and says that he is Regional Real Estate Manager of The Penn Central Corporation; and

That there is no Indiana Gross Income Tax due by reason of conveyance.



William A. Stockhoff
Regional Real Estate Manager

Sworn to before me and signed in my presence this 10th day
of OCTOBER, 1985.



Teresa L. Metz/Notary Public

TERESA L. METZ
Notary Public, State of Ohio
My Commission Expires June 28, 1988

