

Clear Title, Inc.
175 S. Third St. Suite 276
Columbus, OH 43215

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

NOV 07 1988

Oliver N. Cantor
AUDITOR LAKE COUNTY

T&C: 5-IN-9312
MPC Unit No: 3341
EMC Unit No: 7373
Location: Crown Point, Indiana
E. Goldsborough & Main Sts.

006601

SPECIAL WARRANTY DEED

MARATHON PETROLEUM COMPANY, formerly known as Marathon Oil Company and The Ohio Oil Company, an Ohio corporation, whose address is 539 South Main Street, Findlay, Ohio 45840, Grantor, for the consideration of Eighty Thousand Eighty-three and no/Dollars (\$80,083.00) received to its full satisfaction of EMRO MARKETING COMPANY, a Delaware corporation, Grantee, whose TAX MAILING ADDRESS will be c/o Property Tax Records, 539 South Main Street, Findlay, Ohio 45840, conveys and warrants to said Grantee the following described real estate in the City of Crown Point, County of Lake, and State of Indiana, to-wit:

Part of the SW1/4, SE1/4 of Section 5, Township 34 North, Range 8 West of the 2nd P.M., and that part of Lot "K" of Railroad Addition to Crown Point, as per plat thereof, recorded in the Recorder's Office of Lake County, Indiana, lying North of Goldsborough Street, in Crown Point, all of which is described as:
Commencing at the point of intersection of the East line of Main St. with the North line of Goldsborough Street; thence East along the North line of Goldsborough Street 70.08 feet to an iron pipe which marks the intersection of the North line of Goldsborough Street with the West line of Merrillville Road; thence Northeasterly along the West Line of Merrillville Road a distance of 147.97 feet to a point which marks the intersection of Merrillville Road with the North line of the East and West alley through Ball and Griffins Addition to Crown Point, extended West; thence West on the extended line of said alley a distance of 119.84 feet to a point which marks the intersection of the North line of said alley, extended West, with the East line of Main street; thence South along the East line of Main Street 140 feet to the place of commencement.

RE-4# 9-328-3

PRIOR INSTRUMENT REFERENCE: Document No. 865546

This conveyance is made subject to taxes for the year 1988 and all subsequent years; all legal highways; zoning and building laws, ordinances and regulations, and violations of any of the foregoing; such a state of facts as an accurate survey might show; and to all restrictions, easements, rights-of-way, exceptions, reservations and conditions which are unrecorded or contained in prior instruments of record in the chain of title to the property conveyed hereby.

GRANTOR, insofar as it has the legal right to do so, does further release, remise and forever quitclaim unto GRANTEE, all of GRANTOR's rights, title and interest, if any, in and to all roadways, streets, alleys, easements and rights-of-way adjacent to or abutting on the property above described.

TICOR TITLE INSURANCE
Crown Point, Indiana

LILLIAN A. BLASTICK
RECORDER LAKE COUNTY
CROWN POINT, INDIANA 46307
Nov 10 8 57 AM '88

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GRANTOR covenants and warrants with GRANTEE that GRANTOR, its successors and assigns, shall warrant and defend the property unto the GRANTEE, its successors and assigns, against the claims and demands of GRANTOR and the lawful claims of all persons claiming by, through or under GRANTOR, but no other.

IN WITNESS WHEREOF, said corporation sets its hand this 18th day of October, 1988.

Signed and acknowledged in the presence of:

Marathon Petroleum Company



Janice L. Smith

By: R. E. White
Name: R. E. White
Title: Vice President

Joyce A. Lilly

Attest: W. J. Boney
Name: W. J. Boney
Title: Assistant Secretary

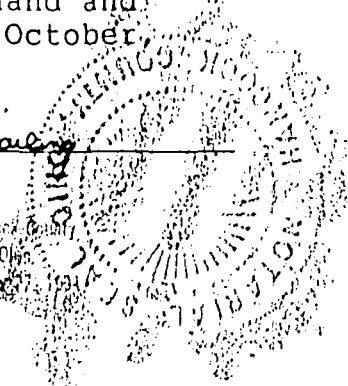
STATE OF OHIO)
) SS.
COUNTY OF HANCOCK)

BEFORE ME, a Notary Public in and for said State of Ohio personally appeared the above named Marathon Petroleum Company, an Ohio corporation, by R. E. White, its Vice President, and by W. J. Boney, its Assistant Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation, and the free act and deed of each of them personally and as such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Findlay, Ohio, this 18th day of October, 1988.

Kathleen R. Raible
Notary Public

KATHLEEN R. RAIBLE, Hancock County,
Notary Public, State of Ohio
My Commission Expires January 1991



My Commission Expires:
1-27-91

This Instrument Prepared by:
R. Dalmaso, Attorney
539 South Main Street
Findlay, Ohio 45840

GRANTOR STATES THAT THERE IS NO INDIANA ADJUSTED GROSS INCOME TAX DUE AS A RESULT
OF THIS TRANSACTION.

AFTER RECORDING
MAIL TO:

TICOR TITLE INSURANCE CO.
175 South Third Street
Suite 270
Columbus, Ohio 43215
(Order No. 04644)

1923E