

John Little
175
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

NOV 07 1988

James M. ...
AUDITOR LAKE COUNTY

T&C: 5-IN-7891
MPC Unit No: 2398
EMC Unit No: 7526
Location: Lowell, Indiana
Lincoln & Burr Sts.

006602

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 Forty-eight Thousand Seven Hundred Fifty and no/100 Dollars (\$48,750.00) 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 County of Lake, and State of Indiana, to-wit:

PARCEL 1:

- (a) A part of the Southwest quarter of Section 24, Township 33 North, Range 9 West of the 2nd P.M., described as follows: Commencing at the Southeast corner thereof thence North 13-1/2 rods; thence West 6 rods; thence South 13-1/2 rods; thence East 6 rods to the place of beginning, except that part lying South of the center line of State Road No. 2, in Lake County, Indiana.
- (b) That part of the Southeast quarter of Section 24, Township 33 North, Range 9 West of the 2nd P.M., described as follows: Commencing at the Southwest corner thereof, thence North 10 rods to the land formerly owned by John Nichols; thence East to the lands formerly owned by James A. Wood, being about 2 rods; thence South about 10 rods to the highway; thence West to the place of beginning, in Lake County, Indiana.

KEY # 4-9-55

PARCEL 2:

The East 61 feet of the East 170 feet of the South 13-1/2 rods, except that part lying South of the corner line of State Road No. 2, of part of the East half of the Southeast quarter of the Southwest quarter and part of the Southwest quarter of the Southeast quarter of Section 24, Township 33 North, Range 9 West of the 2nd P.M., described as follows: Commencing 6 rods West of the Quarter post on the South side of said Section; thence West 23 rods; thence North 80 rods; thence East 30 rods and 13-1/2 feet to a hedge fence; thence South 66-1/2 rods; thence West 7 rods and 13-1/2 feet; thence South 13-1/2 rods to the place of beginning, in Lake County, Indiana.

PRIOR INSTRUMENT REFERENCE: Document No. 56630

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.

TICOR TITLE INSURANCE
Crown Point, Indiana

LILLIAN A. BLASTICK
RECORDED LAKE COUNTY
CROWN POINT, INDIANA 46307

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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.

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. Tellez

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

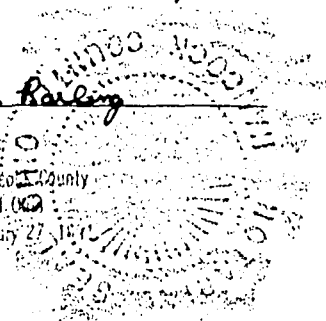
STATE OF OHIO)
) SS.
COUNTY OF HANCOCK)

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. Railing
Notary Public

KATHLEEN R. RAILING, Hancock County
Notary Public, State of Ohio
My Commission Expires January 27, 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)

1922E