

SPECIAL WARRANTY DEED

91016659

R.E. No. 15470

THIS INDENTURE, made this 25th day of March, A.D., 1991, between JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, a corporation duly organized under the laws of the Commonwealth of Massachusetts and having its principal place of business in Boston, in the County of Suffolk, and Commonwealth of Massachusetts, (Grantor), and --- CARLSON FARMS, INC. --- (Grantee),

WITNESSETH, That the Grantor, for the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, to it paid by the Grantee, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee, the following land and improvements thereon, (Premises), situated in the County of Lake, and State of Indiana, as more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

The herein-described Premises are hereby conveyed "as is," by the tract and not by the acre, the acreage not being guaranteed by the Grantor, and are also conveyed subject to the rights of any tenants or lessees, any persons in possession; all outstanding mineral rights or reservations, oil, gas or mineral leases; water districts, water rights; restrictions or reservations, roadways, rights of way, easements; any contracts purporting to limit or regulate the use, occupancy or enjoyment of said Premises; and any matters which could be disclosed by an accurate, current survey or inspection of said Premises.

TO HAVE AND TO HOLD THE above-described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its heirs and assigns, forever.

And Grantor does hereby warrant and forever defend all and singular the said Premises unto the Grantee, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under it, except as aforesaid, but against none other. And Grantor further warrants that there is no Indiana Gross Income Tax due by virtue of this transaction.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Donald A. Morway one of its Assistant Treasurers, on the day and year first-above written.

WITNESS:

Maria L. DeAndrade
Maria L. DeAndrade

Catherine M. Bruce
Catherine M. Bruce



JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY

By *Donald A. Morway*
Donald A. Morway Assistant Treasurer

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 9 1991

THE COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF SUFFOLK)

Anna N. Antos
AUDITOR LAKE COUNTY

On this 25th day of March, 1991, before me, the undersigned, a Notary Public in and for the said Commonwealth, residing therein, duly commissioned and sworn, personally appeared Donald A. Morway to me personally known, who by me duly sworn, did say he is an Assistant Treasurer of JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and as the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County the day and year in this certificate first above written.

Marie C. O'Brien
Marie C. O'Brien
Notary Public in and for said Commonwealth

My commission expires:
August 9, 1996

Send tax statements to: Carlson Farms, Inc. Page 1 of 2 24 Marble St., Hammond, In. 46320

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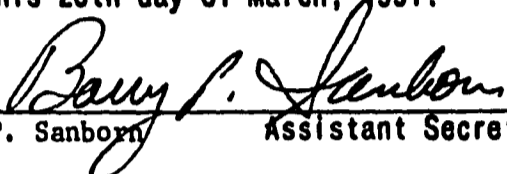
STATE OF INDIANA / S. NO. 1
FILED
APR 9 11 01 AM '91
LAKE COUNTY



At a meeting of the Board of Directors of JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY held January 14, 1991, a quorum being present, it was

VOTED: That the Chairman of the Board, the President, any Sector President, the Chief Financial Officer, the General Counsel, any Senior Executive Vice President, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, any Treasurer Officer, any Senior Investment Officer, any Investment Officer, any Senior Mortgage Investment Officer and any Mortgage Investment Officer of the Company, or any one of them, are hereby authorized to execute and seal with the corporate seal, acknowledge, and deliver any and all instruments required in connection with any investment, sale, or loan authorized by the Committee of Finance.

I hereby certify that the above is a true copy of a vote passed January 14, 1991, by the Board of Directors of JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY; that the same still remains in full force; and that Donald A. Morway is an Assistant Treasurer of the Company, this 25th day of March, 1991.


Barry P. Sanborn Assistant Secretary

Document is
NOT OFFICIAL!

EXHIBIT "A"
This Document is the property of
TOWNSHIP 32 NORTH, RANGE 7 WEST OF THE 2ND P.M.
the Lake County Recorder!

Section 6: The South 59 rods of the North Half; The South Half.

Section 7: That part of Section 7 lying North of the centerline of Brown ditch, EXCEPT 1 acre, more or less, conveyed to Daniel B. Straley by Deed dated January 24, 1922, and recorded January 28, 1922, in Deed Record 294, Page 374.

TOWNSHIP 32 NORTH, RANGE 8 WEST OF THE 2ND P.M.

Section 1: The South Half, the North 140 acres of the South Half of the North Half, and the South 20 Acres of the North Half, EXCEPTING THEREFROM THE FOLLOWING: that part of Section 1, more particularly described as follows:
Beginning at a point 1253.0 feet East of the Northwest corner of the South Half of said Section 1;

thence North 165.0 feet;

thence East parallel to the North line of said South Half of said Section 1, a distance of 500 feet;

thence South a distance of 265 feet;


thence West along a line parallel to and 100 feet south of the north line of said South Half of said Section 1 a distance of 500 feet;

thence North a distance of 100.0 feet to the Place of Beginning.

SUBJECT
EXCEPTING to all roadways, easements and restrictions of record. and reserving unto the Grantor hereof, its successors and assigns, all right, title to an undivided one-half (1/2) interest in and to any and all of the remaining oil, gas and minerals now or hereafter lying in and under, and that may be produced from, all of the above-described real estate, together with the right to reduce the same to possession, and with rights of ingress and egress and all rights incident to the development, production, conservation and transportation thereof, for a period of 10 years from the date of recording hereof, or for as long thereafter as production continues to exist, at which time all rights and reservations hereunder are to revert to the Grantee, its heirs, successors or assigns herein for its own use and behalf.

BEING all of the premises conveyed to JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY by Deed dated June 12, 1985, recorded in the Office of the Recorder for the County of Lake, State of Indiana, on January 13, 1985, as Document No. 807224.

This instrument was prepared by


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JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY
John Hancock Pl., P. O. Box 111, Boston, MA 02117.