

WARRANTY DEED

FEB 28 1992

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James M. [Signature]
AUDITOR LAKE COUNTY

THIS INDENTURE WITNESSETH, That LARRY L. BOYD of Wolf Lake, County of Lake, State of Indiana ("Grantor"), convey and warrant to INDIANA WESLEYAN UNIVERSITY, 4201 South Washington Street, Marion, Indiana, as Trustee of the Larry L. Boyd Charitable Remainder Unitrust established on 26th Feb., 1992 ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

Tract A:

KEY 35-417-19

A part of Blocks 3 and 4, Robertsdale Industrial Park, to the City of Hammond, as shown on Plat Book 54, page 35, in Lake County, Indiana, and being more particularly described as follows: Commencing at the Southeast corner of said Block 4; thence South 88 degrees 45 minutes 49 seconds West along the South line of said Block 4 a distance of 124.0 feet; thence North 0 degrees 45 minutes 13 seconds West along a line parallel with the East line of said Block 4 a distance of 565.33 feet to the point of beginning of this description; thence North 0 degrees 45 minutes 13 seconds West along said parallel line a distance of 99.95 feet; thence North 89 degrees 13 minutes 17 seconds East a distance of 191.04 feet to a point on the South line of 126th Street as shown in said Robertsdale Industrial Park; thence continuing along said South line North 89 degrees 13 minutes 17 seconds East a distance of 159.02 feet; thence North 88 degrees 04 minutes 32 seconds East a distance of 19.34 feet; thence South 0 degrees 45 minutes 13 seconds East a distance of 100.34 feet; thence South 89 degrees 13 minutes 17 seconds West a distance of 377.39 feet to the point of beginning, City of Hammond, Lake County, Indiana.

Tract B:

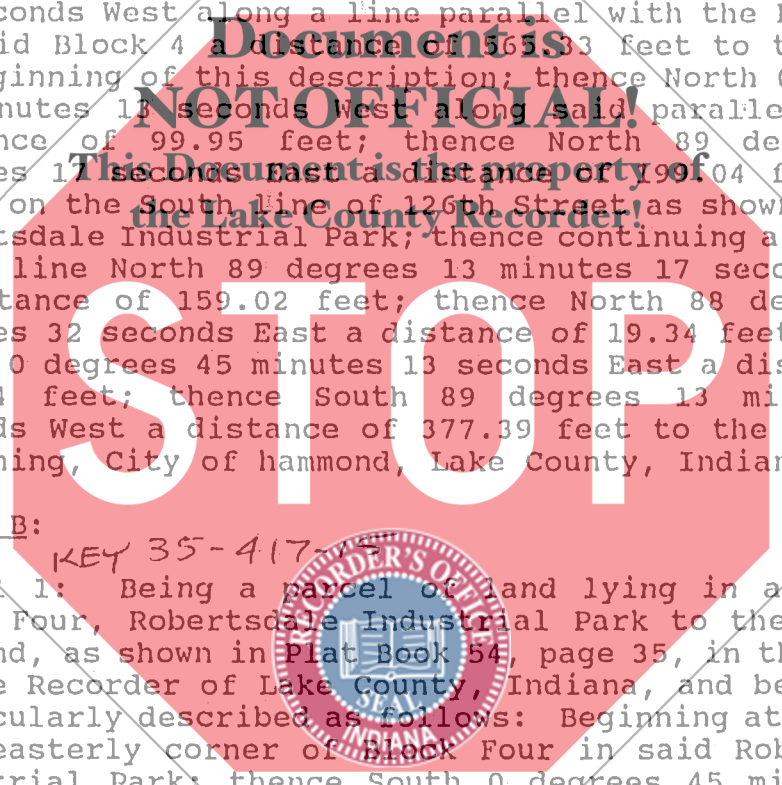
KEY 35-417-15

Parcel 1: Being a parcel of land lying in a part of Block Four, Robertsdale Industrial Park to the City of Hammond, as shown in Plat Book 54, page 35, in the Office of the Recorder of Lake County, Indiana, and being more particularly described as follows: Beginning at the most Northeasterly corner of Block Four in said Robertsdale Industrial Park; thence South 0 degrees 45 minutes 13 seconds East, along the East line of said Block Four, a distance of 138.40 feet to a point of curve; thence Southeasterly on a curve concave to the Northeast, and having a radius of 100 feet, a distance of 52.40 feet; thence South 89 degrees 13 minutes 17 seconds West, a distance of 112.42 feet; thence North 0 degrees 45 minutes 13 seconds West, on a line parallel to the East line of said Block Four, a distance of 188.49 feet to a point on the North line of said Block Four; thence North 89 degrees 14 minutes 47 seconds East, along the North line of said Block Four, a distance of 99.00 feet to the point of beginning, in the City of Hammond, Lake County, Indiana.

Tract C:

SPLIT FROM KEY 35-417-16 TO KEY 35-417-21

A parcel of land lying in Block Six, Robertsdale Industrial Park to the City of Hammond, as recorded in Liber 54, page 35, in the Office of the Recorder of Lake County, Indiana, and being more particularly described as follows:



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Commencing at a point on the South line of said Block Six, 50.02 feet East of the Southerly projection of the West line of said Block Six; thence North 89°13'17" East, along said South line, a distance of 84.01 feet to the true point of beginning; thence North 0°46'03" West, along a line parallel with the East line of said Block Six, a distance of 198.11 feet; thence North 89°11'32" East, along a line parallel with and one foot South of the South line of an existing Ingress-Egress Easement, a distance of 100.00 feet to a point on the East line of said Block Six; thence South 0°46'03" East, along said East line, a distance of 173.17 feet to a point of curve; thence Southwesterly on a curve concave to the Northwest and having a radius of 25.0 feet and a chord of 35.35 feet (South 44°13'37" West), a distance of 39.26 feet to a point on the South line of said Block Six; thence South 89°13'17" West, along the South line of said Block Six, a distance of 75.00 feet to the point of beginning, containing 0.4518 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record, all in the City of Hammond, Lake County, Indiana.

Subject to any and all easements, agreements and restrictions of record. the address of such real estate is commonly known as:

Grantor represents and warrants that this transfer, and the real estate which is the subject thereof, is not subject to the requirements of the Indiana Responsible Property Transfer Law, I.C. 18-7-22.5.

Tax bills should be sent to grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this deed this 28th day of February, 1992.

Larry L. Boyd
LARRY L. BOYD, GRANTOR

STATE OF INDIANA)
) SS:
COUNTY OF NOBLE)



Before me, a Notary Public in and for said County and State, personally appeared LARRY L. BOYD who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 28th day of February, 19 92.

LuReign A. Brown
Notary Public

LuREIGN A. BROWN, Notary Public
Resident of Noble County
My Commission Expires 5-23-93.

SEAL

This instrument prepared by James R. Browne, Attorney at Law.

Return deed to: James R. Browne, Attorney at Law
Browne Spitzer Herriman Browne
Stephenson & Holderead
122 East Fourth Street
P.O. Box 927
Marion, IN 46952

Send tax bills to Grantee at:

4201 S. Washington Street
Marion, IN 46952

