

Secor Title Co.
2584 Oakton Dr
Columbus,
Ohio 43251

T&C: 5-IN-7669
MPC Unit No.: 2338
EMC Unit No.: 7521
Location: Lake Station, Indiana
2151 Ripley St. & Calumet Expressway

DULY LISTED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER:

JUN 29 1993

93042244 CORRECTIVE QUIT CLAIM DEED

Anna N. Antox
AUDITOR LAKE COUNTY

THIS CORRECTIVE DEED made on April 19, 1993, by Marathon Oil Company, an Ohio corporation, successor by merger to Marathon Petroleum Company, whose address is 539 South Main Street, Findlay, Ohio 45840 ("Grantor") to Emro Marketing Company, a Delaware corporation, whose TAX MAILING ADDRESS will be c/o Property Tax Records, 539 South Main Street, Findlay, Ohio 45804 ("Grantee").

RECITALS

1. Grantor conveyed the property hereinafter described to Grantee by Special Warranty Deed dated December 15, 1989, and recorded in the Recorder's Office of Lake County, Indiana on March 1, 1990 at 8:54 a.m. as Document No. 086885 of the Deed Records.
2. In said deed by inadvertence an error was made in the legal description of the property conveyed which error is corrected in this Corrective Deed.
3. To prevent this Deed hereafter, and to permit recordation of a deed which reflects the true agreement of the parties in every respect, the parties desire to correct these errors.

CONFIRMATION OF CONVEYANCE

Therefore this instrument witnesseth: That Grantor, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is acknowledged, does hereby convey and quit claim unto Grantee, that certain parcel of real property situated in the City of Lake Station, County of Lake, and State of Indiana described as follows, to-wit:

Being a part of School Lot 6 in the Northwest 1/4 of Section 16, Township 36 North, Range 7 West of the 2nd Principal Meridian, commencing at said Northwest corner then on and along the North line of said Section 16, a distance of 330.00 feet to a point being the Northwest corner of the East 1/2 of School Lot 6 and the "True Point of Beginning" for the land herein described:

Thence South along the West line of the East 1/2 of School Lot 6 a distance of 615.72 feet to a point;

Thence East with an interior angle of 90°47'00", a distance of 187.00 feet to a point;

Thence South along a line East of and parallel with the West line of the East 1/2 of said Lot 6, a distance of 249.10 feet to a point where said line would intersect with the North line of Lot 21 of McBride's 1st addition to East Gary, as shown in Plat Book 11, Page 17, in the Office of the Recorder of Lake County, Indiana;

Thence East on and along said North line of Lot 21 and the extension thereof, a distance of 143.00 feet to a point of intersection with the East line of the aforementioned School Lot 6;



TICOR TITLE INSURANCE STATE OF INDIANA, S.N.O.
Crown Point, Indiana
FILED FOR RECORD
LAKE COUNTY

JUN 30 10 00 AM '93
S.A.M. RICH
RECORDER

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Thence North on and along the said East line of Lot 6, a distance of 860.92 feet to the Northeast corner of Lot 6;

Thence West along the North line of said Section 16, a distance 330.00 feet to the point of beginning.

Containing 5.475 acres more or less.

Excepting from the above described parcel the following parcel of land:

Beginning at a point being the intersection point of the East line of School Lot 6 and the North line of Lot 21 of McBride's 1st Addition; extended East, said point also being the Southeast property corner of the above described parcel;

Thence North on and along the East line of School Lot 6, a distance of 245.20 feet to a point;

Thence West on and along a line parallel to the North line of Section 16, a distance of 143.00 feet to a point;

Thence South on and along a line parallel to the West line of the East 1/2 of School Lot 6, a distance 249.10 feet to a point where said line would intersect with the North line of Lot 21 of McBride's 1st Addition to East Gary, Indiana as shown in Plat Book 11, Page 17 of the Lake County, Indiana Recorder's Office;

Thence East on and along the said North line of Lot 21 and the extension thereof, a distance of 143.00 feet to the point of beginning.

Containing 0.82 acres more or less.

ALSO EXCEPTING THEREFROM the following described parcel taken for right-of-way purposes, which parcel was conveyed to the State of Indiana by deed dated October 30, 1989:

A part of School Lot 6 in the Northwest Quarter of Section 16, Township 36 North, Range 7 West, Lake County, Indiana, described as follows: Commencing at a point which is 330 feet East and 464.2 feet South of the northwest corner of said School Lot 6, thence continuing south to a point which is 615.72 feet south of the north line of said School Lot 6 (the foregoing portion of this description beginning with the words "Commencing at a point" is quoted from Document No. 863222) and is the southwest corner of the owner's land; thence North 89 degrees 00 minutes 12 seconds East 30.00 feet along the south line of the owner's land to the east boundary of U.S.R. 6 and S.R. 51 (Ripley Street, formerly known as Saunders Street) and the point of beginning of this description; thence North 0 degrees 59 minutes 48 seconds West 209.36 feet along the boundary of said U.S.R. 6 and S.R. 51; thence South 4 degrees 26 minutes 53 seconds East 209.74 feet to the south line of the owner's land; thence South 89 degrees 00 minutes 12 seconds West 12.63 feet along said south line to the point of beginning and containing 0.030 acres, more or less. Subject to easements, conditions, covenants and restrictions of record and current real estate taxes not yet due and payable.

PRIOR INSTRUMENT REFERENCE: Document No. 938958

