

WARRANTY DEED

94025880

Project ST-200-1(M) L(M)
Code 2896
Parcel 5
Page 1 of 2

THIS INDENTURE WITNESSETH, That VICORP RESTAURANTS, INC., a Colorado corporation,

Paid by Warrant No. 13299559
Dated 12-27-93

of Denver County, in the State of Colorado Convey and Warrant to the STATE OF INDIANA for and in consideration of Eighteen thousand and no/100----- ----- (\$18,000.00) Dollars,

the receipt whereof is hereby acknowledged, the following described Real Estate in Lake County in the State of Indiana, to wit:

A part of Parcel 1 in Westlake Plaza Plat of Dedication, a subdivision in the East Half of the Southeast Quarter of Section 22, Township 35 North, Range 8 West, the plat of which subdivision is recorded in Plat Book 47, page 77, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the northeast corner of said Parcel 1, which corner is where the west boundary of Mississippi Street meets the south boundary of U.S.R. 30; thence south 0 degrees 15 minutes 30 seconds East 175.00 feet along the boundary of said Mississippi Street to the southeast corner of the owner's land; thence south 89 degrees 44 minutes 30 seconds West 10.15 feet along the south line of the owner's land; thence North 0 degrees 18 minutes 31 seconds West 165.04 feet; thence South 89 degrees 55 minutes 13 seconds West 27.44 feet; thence North 0 degrees 05 minutes 39 seconds West 10.00 feet to the south boundary of said U.S.R. 30; thence along the boundary of said U.S.R. 30 Easterly 37.71 feet along an arc to the right and having a radius of 53,614.80 feet and subtended by a long chord having a bearing of North 89 degrees 55 minutes 33 seconds East and a length of 37.71 feet to the point of beginning and containing 0.047 acres, more or less.

subject to a drainage easement in favor of the Town of Merrillville.

Land and improvements \$ 18,000.00, Damages \$ None

Total Consideration \$ 18,000.00

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

IN WITNESS WHEREOF, the said Charles R. Frederickson and Stanley Ereckson, Jr.

have hereunto set their hands and seals this 21st day of October 1993

NOT-TAXABLE

(Seal) Charles R. Frederickson (Seal)
Charles R. Frederickson, Chairman
(Seal) Stanley Ereckson, Jr. (Seal)
Stanley Ereckson, Jr., Secretary (Seal)

MAR 3 1 1994

Colorado Anna N. Antox
State of Indiana, Denver County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 21st day of October, A.D. 19 93; personally appeared the within named Charles R. Frederickson and Stanley Ereckson, Jr. for VICORP Restaurants, Inc. Grantor

in the above conveyance, and acknowledged the same to be its voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires 8/25/94
Resident of Jefferson County, Colorado

Poni A. Schreivogel Notary Public
Poni A. Schreivogel
County, Colorado

This Instrument Prepared by R. Stephen Hanzell Attorney at Law

Interests in land acquired for the State of Indiana By Indiana Department of Transportation 100 N. Senate Avenue Indianapolis, IN 46204-2249

TRANSACTION EXEMPT FROM SALES DISCLOSURE REQUIREMENTS UNDER IC6-1.1-5.5

STATE OF INDIANA
APR 1 9 14 AM '94
RECORDED
1994

State of Indiana, _____ County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, A.D. 19 _____; personally appeared the within named _____

_____ Grantor _____

in the above conveyance, and acknowledged the same to be _____ voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires _____ Notary Public

Resident of _____ County, _____

State of Indiana, _____ County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, A.D. 19 _____; personally appeared the within named _____

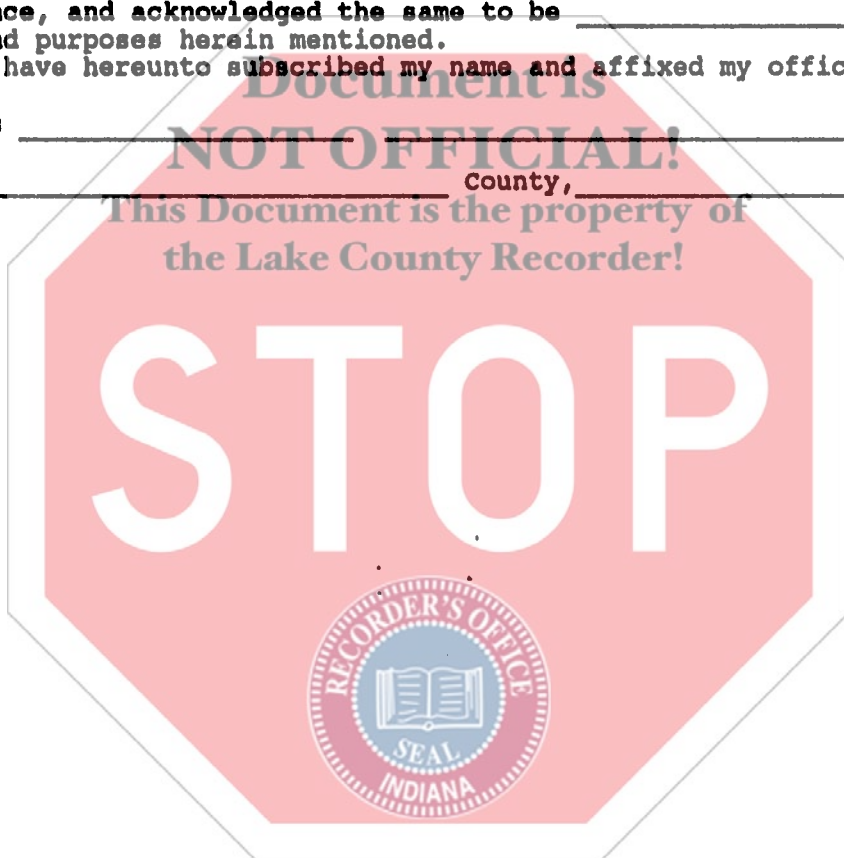
_____ Grantor _____

in the above conveyance, and acknowledged the same to be _____ voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires _____ Notary Public

Resident of _____ County, _____



CAF