

WARRANTY DEED

3

Project ST-200-1(13)
Code 2515
Parcel 9

94025908

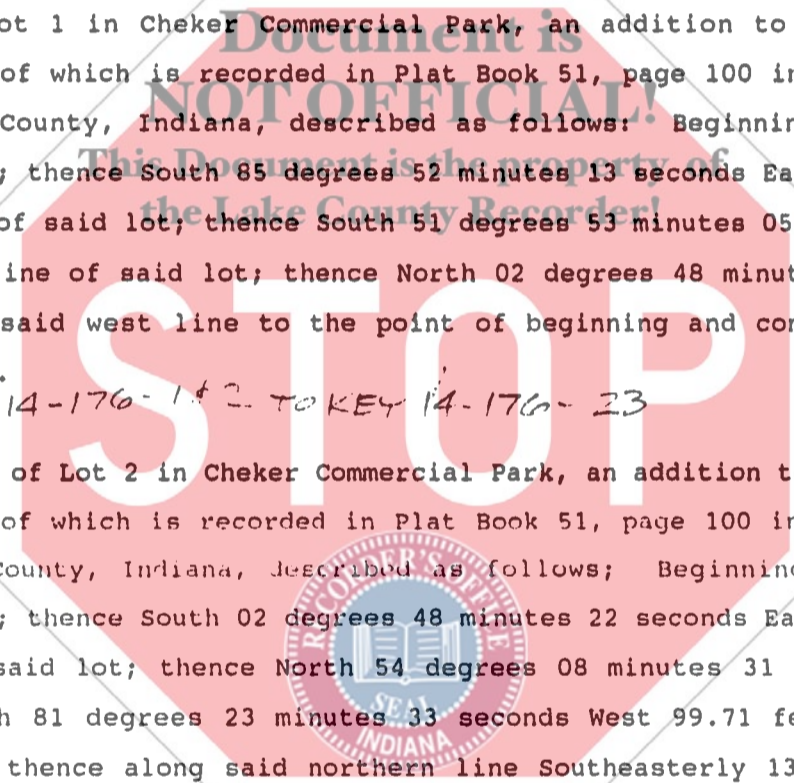
THIS INDENTURE WITNESSETH, That MARATHON OIL COMPANY, successor by merger to
EMRO LAND COMPANY, a Delaware Corporation

of Hancock County, in the State of Ohio Convey and Warranty to the
STATE OF INDIANA for and in consideration of Twelve Thousand Eight Hundred Eighty Five
and no/100 ----- (\$12,885.00) Dollars, the receipt whereof is hereby
acknowledged, the following described Real Estate in Lake County in the State of Indiana, to

A part of Lot 1 in Cheker Commercial Park, an addition to the Town of Dyer, Indiana, the plat of which is recorded in Plat Book 51, page 100 in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the northwest corner of said lot; thence South 85 degrees 52 minutes 13 seconds East 36.37 feet along the northern line of said lot; thence South 51 degrees 53 minutes 05 seconds West 44.24 feet to the west line of said lot; thence North 02 degrees 48 minutes 22 seconds West 29.96 feet along said west line to the point of beginning and containing 541 square feet, more or less.

SPLIT FROM K. 14-176-1 & 2 TO KEY 14-176-23

Also, a part of Lot 2 in Cheker Commercial Park, an addition to the Town of Dyer, Indiana, the plat of which is recorded in Plat Book 51, page 100 in the Office of the Recorder of Lake County, Indiana, described as follows; Beginning at the northeast corner of said lot; thence South 02 degrees 48 minutes 22 seconds East 32.66 feet along the east line of said lot; thence North 54 degrees 08 minutes 31 seconds West 49.67 feet; thence North 81 degrees 23 minutes 33 seconds West 99.71 feet to the northern line of said lot; thence along said northern line Southeasterly 137.72 feet along an arc to the right and having a radius of 7,175.35 feet and subtended by a long chord having a bearing of South 85 degrees 15 minutes 06 seconds East and a length of 137.72 feet to the point of beginning and containing 1,126 square feet, more or less.



STATE OF INDIANA
RECORDED
MAR 25 AM 1:54
LAKE COUNTY, INDIANA

NOT-TAXABLE

MAR 3 1 1994

Anna N. Anton
AUDITOR LAKE COUNTY

778
3/19/94

Interests in land acquired
for State Highway by the
Indiana Department of Transportation
Grantee mailing address:
100 North Senate Avenue
Indianapolis, IN 46204-2219
I.C. 8-13-2-12.3

This Instrument Prepared By James Green
Attorney at Law

Revised 12/21/93 sks



3150

AC

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Also, an easement in and to the following-described real estate, to wit: A part of Lots 1 and 2 in Cheker Commercial Park, an addition to the Town of Dyer, Indiana, the plat of which is recorded in Plat Book 51, page 100 in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the northwest corner of said Lot 2; thence South 85 degrees 52 minutes 13 seconds East 75.37 feet along the northern line of said Lot 2; thence along said northern line Southeasterly 8.62 feet along an arc to the right and having a radius of 7,175.35 feet and subtended by a long chord having a bearing of South 85 degrees 50 minutes 09 seconds East and a length of 8.62 feet; thence South 81 degrees 23 minutes 33 seconds East 99.71 feet; thence Northwesterly 328.07 feet along an arc to the left and having a radius of 11,404.16 feet and subtended by a long chord having a bearing of North 85 degrees 17 minutes 38 seconds West and a length of 328.06 feet; thence North 86 degrees 07 minutes 05 seconds West 30.45 feet; thence North 51 degrees 53 minutes 05 seconds East 6.87 feet to the northern line of said Lot 1; thence South 85 degrees 52 minutes 13 seconds East 170.01 feet along the northern line of said Lot 1 to the point of beginning and containing 1,496 square feet, more or less, for the purpose of pipe removal, which easement will revert to the owner upon the completion of the above-designated project.

Also, an easement in and to the following-described real estate, to wit: A part of Lots 9 and 10 in Cheker Commercial Park, an addition to the Town of Dyer, Indiana, the plat of which is recorded in Plat Book 51, page 100 in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the northwest corner of said Lot 10; thence South 81 degrees 58 minutes 55 seconds East 32.71 feet along the northern line of said Lot 10; thence South 08 degrees 01 minutes 05 seconds West 15.00 feet; thence North 81 degrees 58 minutes 55 seconds West 60.00 feet; thence North 08 degrees 01 minute 05 seconds East 10.00 feet; thence North 81 degrees 58 minutes 55 seconds West 175.50 feet to the west line of the owner's land; thence North 02 degrees 55 minutes 10 seconds West 5.09 feet along said west line to the northern line of said Lot 9; thence South 81 degrees 58 minutes 55 seconds East 203.76 feet along said northern line to the point of beginning and containing 1,780 square feet, more or less, for the purpose of constructing a driveway for service to the owner's private property, and for pipe removal, which easement revert to the owner upon the completion of the above-designated project.

Subject to easements as shown on said plat.

temporary

temporary

Also, subject to an easement for road and highway purposes, which easement was conveyed February 17, 1976, by Mercantile National Bank as Trustee #2982 to Mercantile National Bank as Trustee #2910 by virtue of a Grant of Road and Highway Easement recorded April 1, 1976, in Document #344016 in the Office of the Recorder of Lake County Indiana.

temporary

Also, subject to an easement for ingress, egress and driveway purposes, which temporary easement was conveyed April 15, 1983, by Mercantile National Bank as Trustee #2982 to Lake County Public Library by virtue of a Mutual Easement Agreement recorded August 1, 1983, in Document #718657 in the Office of the Recorder of Lake County Indiana.



7.2.8
5/19/94

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Land and improvements \$8,435.00 Damages \$4,450.00 : Total consideration \$12,885.00

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, 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 Grantor _____ has

hereunto set its hand and seal, this 9th day of March 1994

MARATHON OIL COMPANY, successor by (Seal) _____ (Seal)
Merger to EMRO LAND COMPANY, a Delaware Corporation (Seal) _____ (Seal)

By: R. E. White (Seal) _____ (Seal)
R. E. White, Vice President (Seal) _____ (Seal)

Attest: D. J. Knauss (Seal) _____ (Seal)
D. J. Knauss, Asst. Secretary

STATE OF ~~INDIANA~~ Ohio, Hancock County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 9th day of March 1994, MARATHON OIL COMPANY, successor by merger to EMRO LAND COMPANY personally appeared the within named by R. E. White, Vice President and

D. J. Knauss, Assistant Secretary 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.

CYNTHIA L. SNYDER
NOTARY PUBLIC - STATE OF OHIO

My Commission expires MY COMMISSION EXPIRES OCT. 30, 1996 Cynthia L. Snyder Notary Public
County of Residence Hancock Cynthia L. Snyder Printed Name

STATE OF INDIANA, _____ County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 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
County of Residence _____ Printed Name

