

CORPORATE SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that McFarland Builders, Inc. a corporation organized and existing under the laws of the State of Indiana ("Grantor"), specially conveys and warrants to Thomas P. Fagan and Laura A. Fagan, husband and wife, as tenants by the entirety, of Cook County, State of Illinois, 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, Indiana:

Lot 108, White Oak Estates, Block Two, an addition to the Town of Munster, Lake County, Indiana, as shown in Plat Book 76, Page 60, in Lake County, Indiana.

Subject to:

- (1) Real estate taxes for 1995 due and payable in 1996, and thereafter.
- (2) A 30 foot pipeline easement over the east 30 feet of the land shown on the plat of the subdivision.
- (3) A 35 foot building line affecting the westerly side of the land as shown on the plat of the subdivision.
- (4) Easements for public utilities and for drainage, over the northerly 7.5 feet and the westerly 10 feet of the land as shown and granted on the plat of subdivision.
- (5) Pipeline grant dated February 20, 1952 and recorded April 12, 1952, in Miscellaneous Record 636, Page 395, as Document No. 602218, made by Charles B. Zandstra and Sadie Zandstra, his wife; Arnold Zandstra and Elizabeth Zandstra, his wife; William Zandstra, and Sadie Zandstra, his wife, to Shell Oil Company, a Delaware corporation, its successors and assigns, conveying and warranting the easement and right from time to time to lay, construct, reconstruct, replace, operate, maintain, repair and remove pipes and pipe lines for the transportation of oil, petroleum or any of its products, gas, water, and other substances.
- (6) Terms and provisions of a drainage easement for drainage from the land over real estate adjacent hereto, as shown in Documents recorded December 5, 1989, as Document No. 072315; recorded March 12, 1990, as Document No. 088385 and recorded June 7, 1988 as Document No. 980704.
- (7) Declaration of Covenants, Conditions and Restrictions for lots in White Oak Estates in the Town of Munster, Lake County, Indiana, dated July 20, 1993 and recorded July 20, 1993 as Document No. 93046908 and recorded December 8, 1993 as Document No. 93082545. And also, First Supplemental Declaration of Covenants, Conditions and Restrictions for White Oak Estates in the Town of Munster, Lake County, Indiana, dated June 3, 1994 and recorded June 6, 1994, as Document no. 94042967, made by ATG Corporation, an Indiana corporation. 94042067
- (8) Any and all other covenants, restrictions and easements of record.

Key 28-572-14

The undersigned, having executed this deed on behalf of Grantor represent and certify that as a duly elected officer of Grantor, the undersigned is fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

Grantor, as its sole warranty herein, covenants only against lawful claims of all persons claiming by, through, or under the Grantor, but not otherwise.

Grantor herein certifies that no Indiana Gross Income Tax is due and payable by virtue of this conveyance.

NOT ENTERED FOR TAXATION PURPOSES
DUE IN INDIANA GROSS INCOME TAX
FINAL ACCL. TRANSFER.

FEB 28 1995

SAM ORLICH
AUDITOR LAKE COUNTY

001213

Chicago Title Insurance Company

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed, this 24th
day of February, 1995.

Grantor:

McFarland Builders, Inc.

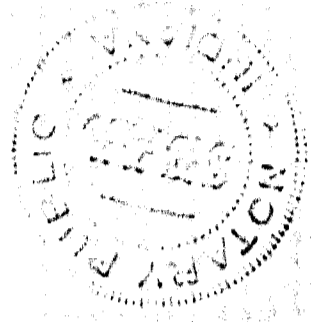
By: Ronald W. McFarland

Name: Ronald W. McFarland

Title: President

ATTEST:

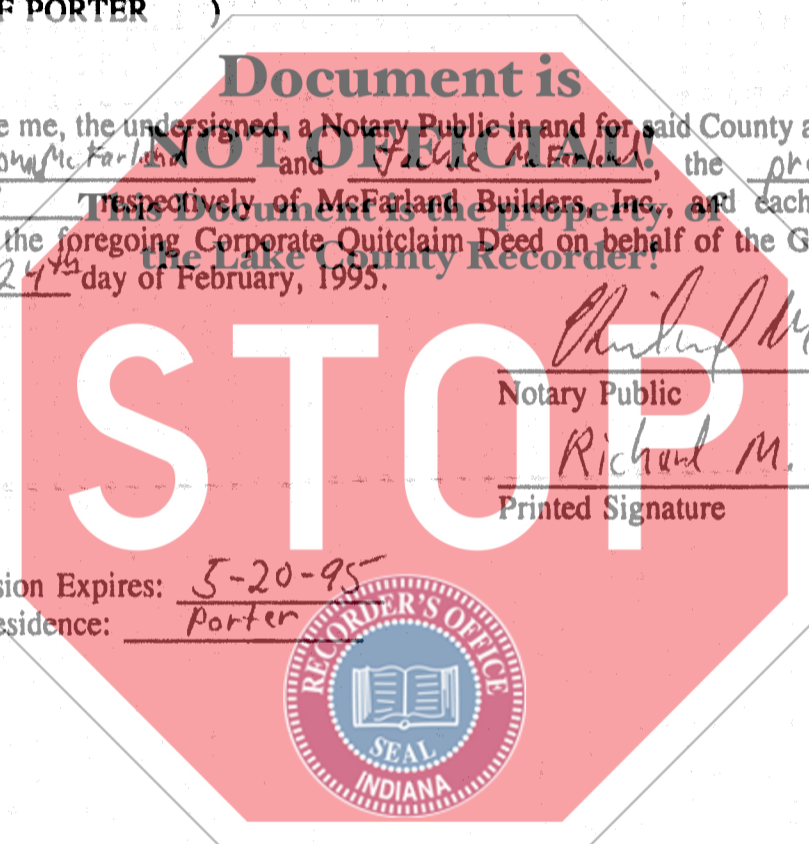
Jacqueline Lee McFarland
Name: Jacqueline Lee McFarland
Title: Sec. / Tres.



STATE OF INDIANA)
) SS:
COUNTY OF PORTER)

Document is

Before me, the undersigned, a Notary Public in and for said County and State, personally
appeared Ronald McFarland and Jacqueline McFarland, the president and
Secretary respectively of McFarland Builders, Inc., and each acknowledged the
execution of the foregoing Corporate Quitclaim Deed on behalf of the Grantor. Signed and
sealed this 24th day of February, 1995.



Richard M. Davis
Notary Public

Richard M. Davis
Printed Signature

My Commission Expires: 5-20-95
County of Residence: Porter



This Instrument Prepared By:

Todd A. Leeth
Hoepner, Wagner & Evans
103 E. Lincolnway
P.O. Box 2357
Valparaiso, Indiana 46384
(219) 464-4961
February 23, 1995