

CORPORATE WARRANTY DEED

This Indenture Witnesseth, That West 5th Auto Mart, Inc. ("Grantor") a Corporation organized and existing under the laws of the State of Indiana, conveys & warrants to Monte Davis, of Lake County, in the State of Indiana, for the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable consideration, the following described REAL ESTATE in Lake County, in the State of Indiana, to-wit:

KEY # 40-73-23 + 28

The North 150 feet of the following described real property:
Part of the Northwest Quarter of Section 21, Township 36 North, Range 8 West of the second principal meridian, in the City of Gary, Lake County, Indiana, more particularly described as follows: Beginning at a point on the East line of Grant Street which is 310 feet North of the South line of the said Northwest Quarter of Section 21, the said point of beginning being 54 feet East of the West line of the said Northwest Quarter of Section 21; thence East and parallel to the South line of the said Northwest Quarter a distance of 120 feet; thence North and parallel to the West line of the said Northwest Quarter a distance of 300 feet to the South line of 32nd Avenue; thence West and parallel to the South line of the said Northwest Quarter a distance of 120 feet to the East line of Grant Street; thence South along the East line of Grant Street a distance of 300 feet to the point of beginning.

COMMONLY KNOWN AS: 3201 GRANT STREET GARY IN
Subject to:

Roads, streets, alleys, and other rights of way, if any; ditches, drainage tiles, feeders and laterals, if any; easements for utilities; and taxes for 1995 and thereafter.

Grantor certifies that no Indiana Corporate Gross Income Tax is due by reason of this sale. Grantor is a Sub-chapter S Corporation under 26 USC 1371, et seq., and is, therefore, exempt from such tax.

Mail Tax Statements To: MONTE DAVIS, 6119 W. 125th Avenue, Crown Point, IN 46307

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been full 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.

In Witness Whereof, Grantor has caused this Deed to be executed this 18TH day of October, 1995. FILED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

West 5th Auto Mart, Inc.

OCT 24 1995

SAM ORLICH
AUDITOR LAKE COUNTY

By: Robert F. O'Connor
Robert F. O'Connor, President

ATTEST:

Mary Agnes Conde
Mary Agnes Conde, Secretary/Treasurer

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JK.
12.00
CT

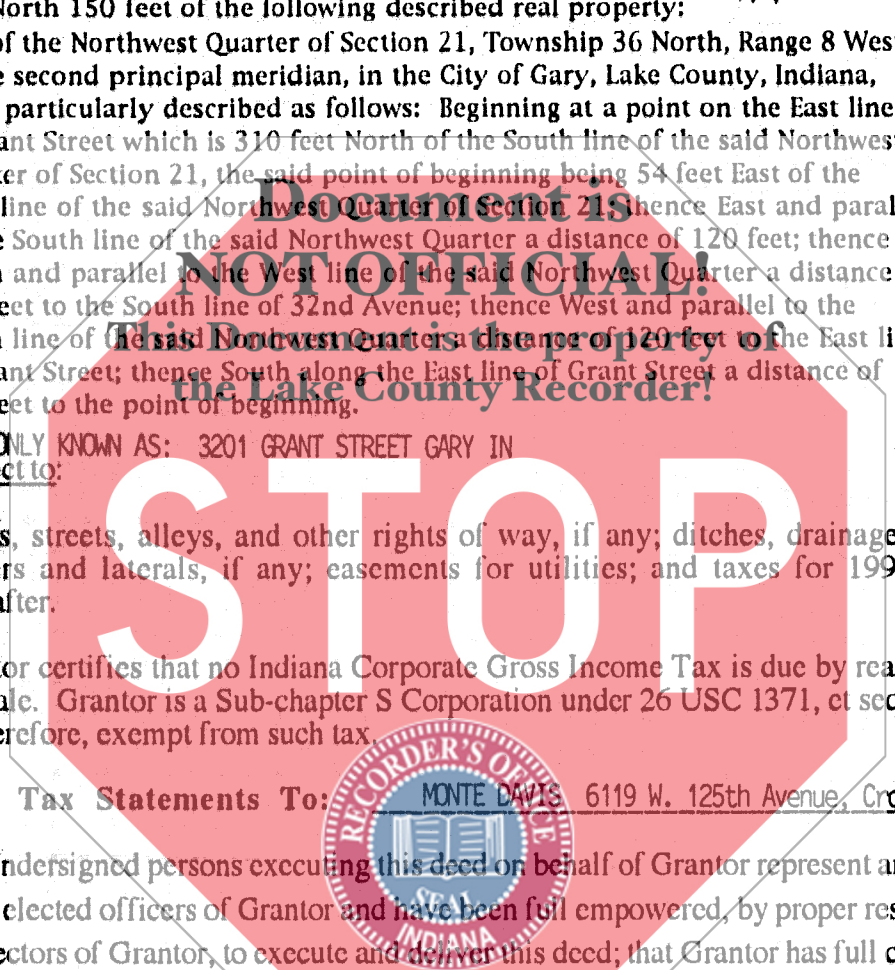
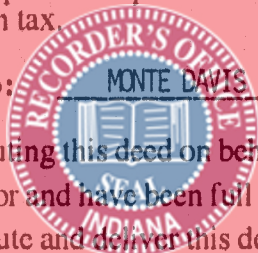
Chicago Title Insurance Company

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

MARGARET J. STELLAND
RECORDER



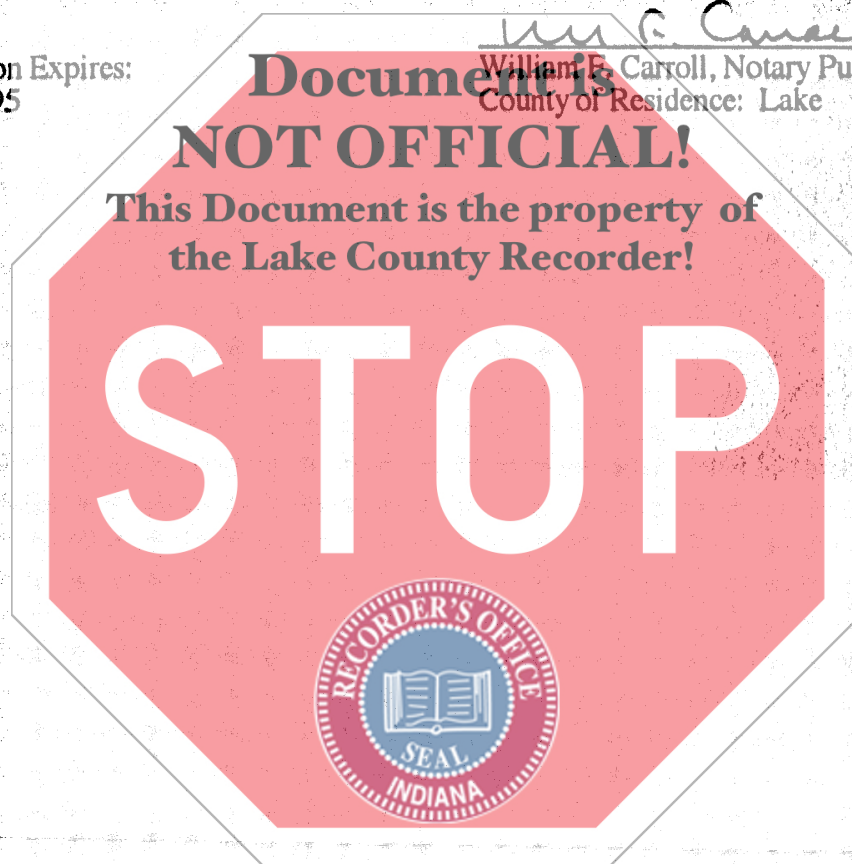
STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert F. O'Connor and Mary Agnes Conde, the President and Secretary/Treasurer, respectively, of West 5th Auto Mart, Inc., who acknowledged the execution of the foregoing Corporate Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial seal this 18th day of October, 1995.

My Commission Expires:
10/19/95

William F. Carroll
William F. Carroll, Notary Public
County of Residence: Lake



This instrument prepared by: William F. Carroll, Attorney at Law.
101 North Main Street
Crown Point, IN 46307
(219) 663-1298