

WARRANTY DEED

Project: STP-200-1(10)
Code: 2762
Parcel: 11

THIS INDENTURE WITNESSETH, That

VICORP RESTAURANTS, INC., a Colorado Corporation

NOT-TAXABLE

FEB 23 1996

SAM ORLICH
AUDITOR LAKE COUNTY

of Denver County, in the State of Colorado Convey and Warrant to the
STATE OF INDIANA for and in consideration of Eight Thousand Seven Hundred Forty and no/100

----- (\$8,740.00) 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 Lot B in the Resubdivision of Lots 4 and 5 of The Crossroads, an addition to the Town of Schererville, Indiana, the plat of which addition is recorded in Plat Book 70, page 64, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the southwest corner of said lot; thence North 0 degrees 10 minutes 30 seconds East 62.61 feet along the west line of said lot; thence along said west line Northerly 123.45 feet along an arc to the left and having a radius of 48,397.94 feet and subtended by a long chord having a bearing of North 0 degrees 06 minutes 07 seconds East and a length of 123.45 feet; thence South 2 degrees 46 minutes 15 seconds East 100.24 feet; thence Southerly 23.34 feet along an arc to the right and having a radius of 48,402.94 feet and subtended by a long chord having a bearing of South 0 degrees 09 minutes 40 seconds West and a length of 23.34 feet; thence South 0 degrees 10 minutes 30 seconds West 62.88 feet to the southern line of said lot; thence North 86 degrees 40 minutes 54 seconds West 5.01 feet along said southern line to the point of beginning and containing 679 square feet, more or less.

Subject to easements as shown on said plat.

Also, subject to an easement for electric and communication lines, which easement was originally conveyed June 29, 1953, by Stephen Teibel, Marie Teibel Martin Teibel and Lydia Teibel to Northern Indiana Public Service Company and Illinois Bell Telephone Company by virtue of an Easement recorded July 7, 1953, in Deed Record 593, page 465, in the Office of the Recorder of Lake County, Indiana.

Also, subject to an easement for sanitary sewers, which easement was originally conveyed October 24, 1964, by Martin Teibel, Jr. and Lydia Teibel to the Town of Schererville, Lake County, Indiana, by virtue of an Easement recorded November 13, 1964, in Deed Record 907, page 349, in the Office of the Recorder of Lake County, Indiana.

Also, subject to an easement for communication systems, which easement was originally conveyed September 8, 1987, by Lake County Trust Company, Trust No. 1438 to Indiana Bell Telephone Company, Inc., by virtue of a Utility Easement recorded September 10, 1987, in Instrument Number 937491, in the Office of the Recorder of Lake County, Indiana.

Interests in land acquired
for State Highway by
Indiana Department of Transportation
100 North Senate Avenue
Indianapolis, IN 46204-2249
Grantee mailing address:
100 North Senate Avenue
Indianapolis, IN 46204-2219
I.C. 8-23-7-31

T.F.E.
12/11/95

Paid by Warrant No. 14420363
Dated 1-25-96

N/E

This Instrument Prepared By Paul G. Roland, Attorney at Law
129 E. Market Street/No. 1100
Indianapolis, Indiana 46204



000891

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
96 FEB 5 AM 8:50
MARSA LIT CO. REC'D

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Also, subject to a perpetual non-exclusive easement for ingress, egress and parking, which easement was declared September 17, 1990, by Lake County Trust Company, Trust No. 4025 by virtue of a Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions recorded September 24, 1990, in Instrument Number 125380, in the Office of the Recorder of Lake County, Indiana.

Also, subject to a perpetual non-exclusive easement for public utilities, which easement was declared September 17, 1990, by Lake County Trust Company, Trust No. 4025, by virtue of a Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions recorded September 24, 1990, in Instrument No. 125380, in the Office of the Recorder of Lake County, Indiana.

Also, subject to a perpetual non-exclusive easement for ingress and egress, which easement was originally conveyed May 28, 1991, by Lake County Trust Company, Trust No. 4025, and Wal-Mart Stores, Inc., to Lake County Trust Company, Trust No. 1438, by virtue of an Easement Agreement recorded July 26, 1991, in Instrument No. 91037663, in the Office of the Recorder of Lake County, Indiana.

Also, subject to a perpetual non-exclusive easement for storm sewer lines, which easement was originally conveyed May 28, 1991, by Lake County Trust Company, Trust No. 4025 and Wal-Mart Stores, Inc., to Lake County Trust Company, Trust No. 1438, by virtue of an Easement Agreement recorded July 26, 1991, in Instrument Number 91037663, in the Office of the Recorder of Lake County, Indiana.

Land and Improvements \$ 8,740.00; Damages \$ None; Total consideration \$ 8,740.00

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 8th day of December 19 95

VICORP RESTAURANTS, INC.
a Colorado Corporation

(Seal) _____ (Seal)

(Seal) _____ (Seal)

By: Charles R. Frederickson
Charles R. Frederickson, Chairman

(Seal) _____ (Seal)

(Seal) _____ (Seal)

Attest: Stanley Ereckson, Jr.

(Seal) _____ (Seal)

Stanley Ereckson, Jr., Secretary
Colorado

STATE OF ~~INDIANA~~ Colorado Denver County, ss: Before

me, the undersigned, a Notary Public in and for said County and State, this 8th day of December 19 95, personally appeared

the within named VICORP RESTAURANTS, Inc., a Colorado Corporation by Charles R. Frederickson, Chairman and attested by Stanley Ereckson, Jr., Secretary Grantor _____ in the above conveyance, and acknowledged

the same to be its voluntary act and deed, for the uses and purposes herein mention.

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

My Commission expires 8/25/98

Toni A. Schreivogel Notary Public

County of Residence Jefferson Toni A. Schreivogel Printed Name

