

0486432 LD

2 724 Hoffman
Hornard, In 46320

Chicago Title Insurance Company

CORPORATE WARRANTY DEED
This Indenture Witnesseth

That Imperial Wallcoverings, Inc., a Delaware corporation (formerly known as "Imperial Manufacturing Company" and "C&A Wallcoverings, Inc." and successor-in-interest to Commercial Wallpaper Mill, Inc.) with offices in Cuyahoga County, State of Ohio,

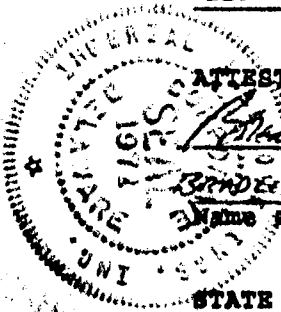
CONVEY & WARRANT

To La-Z-Recliner Shop, Inc., an Indiana corporation with offices in Lake County, State of Indiana, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described Real Estate, in Lake County, in the State of Indiana, to-wit:

See legal description attached hereto as "Exhibit A" and made a part hereof by express reference thereto.

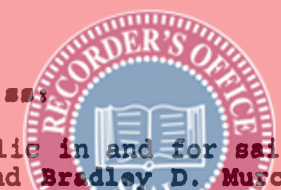
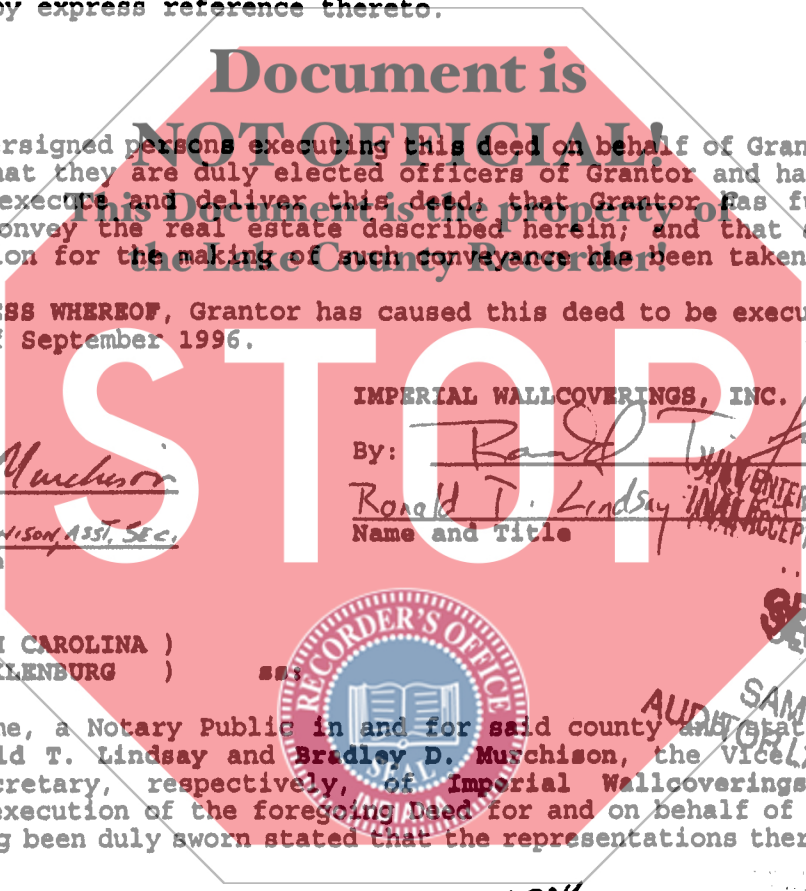
The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed as of the 20th day of September 1996.



ATTEST:
Bradley D. Murchison
BRADLEY D. MURCHISON, ASST. SEC.
Name and Title

IMPERIAL WALLCOVERINGS, INC.
By: Ronald T. Lindsay President
Name and Title



ENTERED FOR TAXATION
ACCEPTANCE FOR TRANSFER
SEP 24 1996
AUDIT SAMOR

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)

Before me, a Notary Public in and for said county and state, personally appeared Ronald T. Lindsay and Bradley D. Murchison, the Vice President and Assistant Secretary, respectively, of Imperial Wallcoverings, Inc., who acknowledged execution of the foregoing 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 19th day of September 1996.

Karen M. Allen
Notary Public

My Commission Expires:
January 31, 1998

No Gross Income Tax Due by Reason of this transfer.



Prop Address 724 Hoffman, Hornard, In.

001373

12/00/96

EXHIBIT "A"

PARCEL 1: The north 544.8 feet of Lot "E" (measured from the south right-of-way line of 60 foot wide dedicated Hoffman Street to the center of masonry party wall) and the east 20 feet of the north 280.86 feet of Lot "F" (measured from the south right-of-way line of Hoffman Street to the north face of existing building as shown on plat hereafter described), Kaufman's Industrial Addition to Hammond, as shown in Plat Book 19, Page 7, in Lake County, Indiana, excepting therefrom that part deeded to the City of Hammond in Deed No. 048288 recorded July 25, 1989, described as follows: Beginning at the northeast corner of Lot "E"; thence south 0 degrees 22 minutes 12 seconds west 15.00 feet along the east line of said lot; thence north 79 degrees 37 minutes 19 seconds west 86.31 feet to the north line of said lot; thence south 89 degrees 37 minutes 48 seconds east 85.00 feet along said line to the point of beginning.

PARCEL 2: Lot "E", except the north 544.8 feet (measured from the south right-of-way line of 60 foot wide dedicated Hoffman Street to the center of a masonry party wall), Kaufman's Industrial Addition to Hammond, as shown in Plat Book 19, Page 7, in Lake County, Indiana.

PARCEL 2A: An easement for ingress and egress, for the benefit of parcel 2, over, under, upon and across the north 16 feet of Lot "B" in Kaufman's Industrial Addition as and for a right of way from the east line of Lot "E" in said addition to the west line of Calumet Avenue.

PARCEL 3: Part of Lots "C" and "B" in Kaufman's Industrial Addition, Hammond, as per plat thereof, recorded in Plat Book 19, Page 7, in Lake County, Indiana, described in one tract as follows: Beginning at a point 20 feet west of the northeast corner of said Lot "F", which point is on the south line of 60 foot wide Hoffman Street and 398.30 feet west of the west line of Calumet Avenue (measured along the south line of 60 foot wide Hoffman Street); thence southerly parallel to and 20 feet west of the east line of Lot "F" 280.70 feet to the north face of building no. 1; thence west on the north face of building no. 1 a distance of 88.95 feet to the center of the wall between buildings nos. 1 and 2; thence south on the center line of the wall between buildings nos. 1 and 2 to the center line of the wall between buildings nos. 1, 4 and 5; thence east on the center line of the wall between buildings nos. 1, 4 and 5 a distance of 133.25 feet to the center line of the wall between buildings nos. 5 and 6; thence south on the center line of the wall between buildings nos. 5 and 6 and the center line of the east wall of building no. 5 to the center line of the wall between buildings nos. 5 and 7; thence west on the center line of the wall between buildings nos. 5 and 7 a distance of 65 feet to the east face of the west wall of building no. 5; thence south on the line of said east face produced southward to the northerly line of the 30 foot strip of land owned by the Baltimore and Ohio Chicago Terminal Railroad Company, said northerly line being the southerly line of said Lots "B" and "F"; thence northwesterly along said northerly line of the Baltimore and Ohio Chicago Terminal Railroad Company to the west line of said Lot "F"; thence north on the west line of said Lot "F" to the south line of Hoffman Street, thence east on the south line of Hoffman Street 177.2 feet to the point of beginning.

PARCEL 3A: Easement for a passageway and for ingress and egress, for the benefit of parcel 3, over the southerly 25 feet of that part of Lot "B" in Kaufman's Industrial Addition lying easterly of parcel 3 herein as contained in an instrument dated September 30, 1952 and recorded October 8, 1952 in miscellaneous Record 571, Page 458, in the Office of the Recorder of Lake County, Indiana.