

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

97 DEC 21 AM 10:22

MORRIS V. CARTER  
RECORDER

NOT ENTERED FOR TAXATION SUBJECT  
TO ACCEPTANCE FOR TRANSFER

97088612  
25 1997

SAM ORLICK  
AUDITOR LAKE CO.

Tax Key No. 14-3-56

H 493897 LD  
Mail Tax Bills to:  
Tax Exempt

### SPECIAL WARRANTY DEED

This Indenture Witnesseth that WOLVERINE PIPE LINE COMPANY, a Delaware corporation, hereinafter called "GRANTOR", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto THE TOWN OF DYER, a Municipal Corporation hereinafter called "GRANTEE", the following described property lying and being situated in Lake County, Indiana, more particularly described as follows, to-wit:

Part of the Southeast Quarter of the Southwest Quarter of Section 18, Township 35 North, Range 9 West of the 2nd Principal Meridian, in the Town of Dyer, Lake County, Indiana, described as follows: Beginning at the point of intersection of the North Boundary of said Southeast Quarter of the Southwest Quarter with the curving Northeasterly Boundary of the Louisville and Nashville Railroad Company (formerly the Chicago, Indianapolis and Louisville Railroad) right-of-way; thence with said curving right-of-way boundary along a curve to the left, having a radius of 10,863.43 feet, an arc distance of 811.87 feet to a point bearing South 40 Degrees 02 Minutes 43 Seconds East, 811.68 feet from said beginning point; thence North 00 Degrees 02 Minutes 32 Seconds West 500.98 feet to a point; thence North 31 Degrees 05 Minutes 33 Seconds East 121.43 feet, more or less, to a point on said North boundary of the Southeast Quarter of the Southwest Quarter, from which point the Northeast Corner of said Southeast Quarter of the Southwest Quarter bears Easterly along said North boundary a distance of 349.69 feet, more or less; thence with said North boundary North 88 Degrees 23 Minutes 31 Seconds West 584.80 feet to the point of beginning.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in any wise belonging unto said GRANTEE, his heirs or assigns, forever.

GRANTEE acknowledges that the property has been previously used for oil and gas and pipeline operations, including storage of petroleum products, and is fully aware that due to the inherent nature of oil and gas and pipeline operations, that there may be onsite impacts due to the above described operations.

GRANTEE hereby releases and discharges GRANTOR and its employees and agents from all claims, demands, rights or causes of action, present or future, whether known, anticipated or unanticipated, arising out of, or incident to, any oil and gas or pipeline operations on the lands described herein.

The conveyance is subject to all valid right-of-way easements, apparent or of record, including but not limited to the mineral deeds and reservations affecting the estate hereby conveyed.

There is excepted from this assignment and reserved unto WOLVERINE PIPE LINE COMPANY, assignor herein, the perpetual right-of-way, easement and privilege to lay, repair, maintain, operate and remove pipe lines and replace exiting lines with other lines, for the transportation of oil and gas, and the products thereof, water, or any other fluid or substance, together with such above ground drips, valves, fittings, meters, and similar appurtenances as may be necessary or convenient to the operation of said lines, and to erect, repair, maintain, remove and operate electric lines, communications lines, including but not limited to, fiber optic lines, graphite and steel anodes and other devices for the control of pipe line corrosion, over, across and through the following described property:

*This transaction is exempt from payment of Indiana Gross Income tax.*

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1200  
Ct  
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Chicago Title Insurance Company

A 60 foot Pipeline Easement being part of the Southeast Quarter of the Southwest Quarter of Section 18, Township 35 North, Range 9 West of the Second Principal Meridian, in the Town of Dyer, Lake County, Indiana, said 60 foot Pipe Line Easement being 30 feet each side of the following described centerline: Commencing at the North corner of Lot 18 Castlewood Unit No. 2 and being North 88°23'31" West, 349.69 feet from the Northeast corner of said Quarter Quarter of Section 18; thence North 88°23'31" West, along the North line of said Quarter Quarter of Section 18, 39.95 feet to the Point of Beginning of the centerline of said 60 foot Pipe Line Easement; thence South 30°02'04" West, 440.26 feet to the Northeasterly line of the Louisville and Nashville Railroad and there terminating.

This conveyance shall be binding upon the parties hereto, their heirs, successors and assigns.

The GRANTOR hereby binds itself, its successors and assigns to warrant and forever defend all and singular the premises herein conveyed except as above limited, unto said GRANTEE, its successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under the GRANTOR herein, but not otherwise.

IN WITNESS WHEREOF, WOLVERINE PIPE LINE COMPANY has caused these presents to be executed on this the 27 day of October, 1997.

State of Indiana, County of Lake, SS:

Dated this 27<sup>th</sup> day of October, 1997

Before me, the undersigned, a Notary Public in and for said County and State, this 27 day of October, 1997 personally appeared:  
L.C. Cole  
Vice President

WOLVERINE PIPE LINE COMPANY

By: L.C. Cole (Seal)

L.C. COLE (Seal)  
VICE - PRESIDENT

and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires:  
7 9 98

Debra Lewis  
Notary Public  
Resident of Porter County

THIS INSTRUMENT PREPARED BY:

L.C. Cole  
Wolverine Pipe Line Company  
P.O. Box 900  
Dallas, TX 75221

Mail To: JOHN M. SEDIA  
2633-45th Street  
Highland, IN 46322