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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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After Recording, return to:
Chicago Title Insurance Company 99029421
Attention: Marilyn McCombs
14607 San Pedro Avenue, Suite 175
San Antonio, TX 78232

99 APR -7 AM 9:49

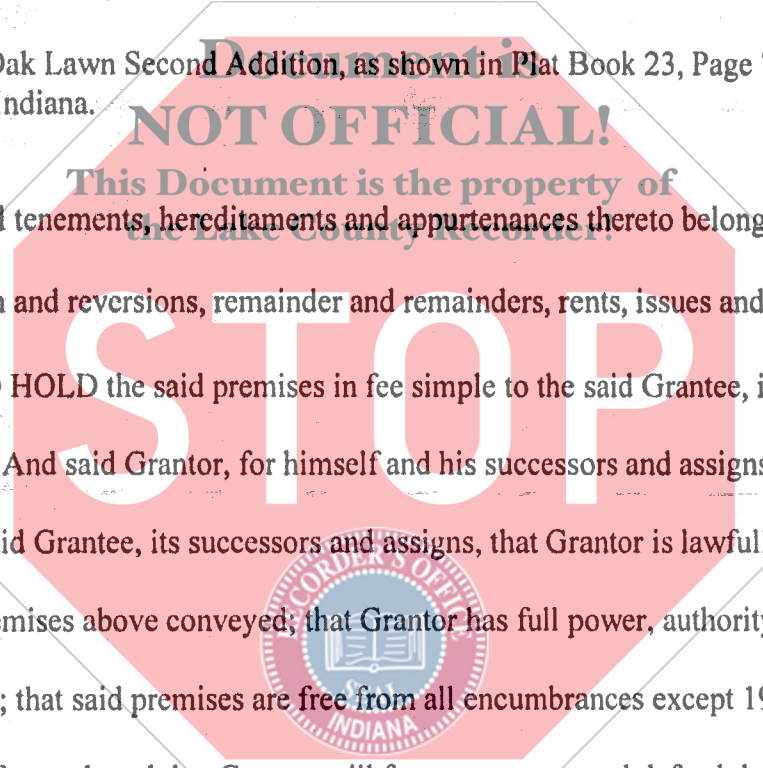
MORRIS W. CARTER
RECORDER

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WARRANTY DEED

THIS INDENTURE WITNESSETH, That **JEROME HORVATH**, a citizen and resident of the State of Tennessee (hereinafter "Grantor"), CONVEYS AND WARRANTS to **PILOT CORPORATION**, a Tennessee corporation with an address of 5508 Lonas Road, Knoxville, Tennessee 37909 (hereinafter "Grantee"), for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Lot 16, Oak Lawn Second Addition, as shown in Plat Book 23, Page 76, in Lake County, Indiana.



Together with all tenements, hereditaments and appurtenances thereto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, TO HAVE AND TO HOLD the said premises in fee simple to the said Grantee, its successors and assigns forever. And said Grantor, for himself and his successors and assigns, does hereby covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed; that Grantor has full power, authority and right to convey the same; that said premises are free from all encumbrances except 1999 taxes and encumbrances of record; and that Grantor will forever warrant and defend the same premises and the title thereto against the claims of all persons whomsoever.

Grantor agrees that for a period of five (5) years commencing on March 26, 1999, neither he nor his successors or assigns will use or allow anyone or any entity to use, whether by lease, purchase, development or otherwise, property owned by Grantor within five (5) miles of the above described premises for the purposes of engaging in an enterprise directly competitive with Grantee. "Engaging in an enterprise directly competitive with Grantee" shall be construed to mean enterprises selling large volumes of petroleum products such as truck stops or travel

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

APR 06 1999

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PETER BENJAMIN
LAKE COUNTY AUDITOR

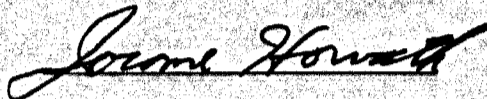
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centers, and shall also be construed to mean enterprises such as regular gas service stations, convenience stores, or other small retailers of petroleum products.

THE PREPARER OF THIS WARRANTY DEED HAS PREPARED SAME FROM INFORMATION PROVIDED TO THE PREPARER AND MAKES NO REPRESENTATIONS REGARDING THE STATUS OF TITLE.

In Witness Whereof, Grantor has caused this Warranty Deed to be executed as of the date set forth below.

JEROME HORVATH,
a Tennessee citizen and resident



STATE OF TENNESSEE

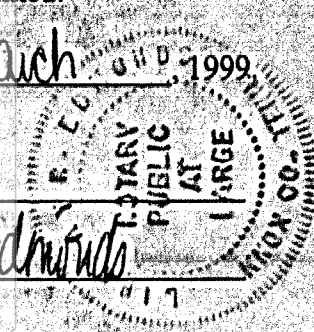
COUNTY OF KNOX

Before me, the undersigned a Notary Public in and for said County and State, personally appeared **Jerome Horvath**, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who acknowledged himself to be the within named bargainer, and that he executed the foregoing instrument for the purposes therein contained.

SUBSCRIBED AND SWORN to before me this 23rd day of March, 1999

My commission expires:

08-29-2001


Lindsey R. Edmunds
Notary Public

THIS INSTRUMENT PREPARED BY: James M. Cornelius, Jr., Attorney at Law, HODGES, DOUGHTY & CARSON, P.O. Box 869, Knoxville, Tennessee 37901, Telephone: (423) 546-9611.

Send tax statements to: Pilot Corporation, 5508 Lonas Road, Knoxville, Tennessee 37909.