

Chicago Tide Insurance Company

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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MORRIS W. CARTER

GENERAL WARRANTY DEED

Key No. 27-28-46

64 199005283 L D

THIS INDENTURE WITNESSETH, That MINTEQ INTERNATIONAL INC., formerly known as Specialty Refractories Inc., a Delaware corporation (the "Grantor") CONVEYS AND WARRANTS to KROOSWYK BROTHERS, LLC, an Indiana limited liability company, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate in Lake County, in the State of Indiana, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

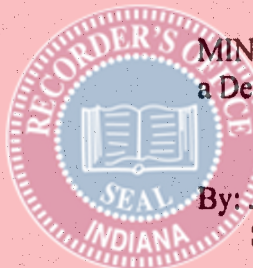
Subject to current taxes not delinquent.

Subject to the easements, rights-of-way, restrictions and limitations of record.

This conveyance is not subject to Indiana Gross Income Tax.

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

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 30th day of SEPTEMBER, 1999.



MINTEQ INTERNATIONAL INC.,
a Delaware corporation

By: Anton Dulski

Signature Anton Dulski

Attest: Lee Wamp
Director of Special Projects
Printed Name and Title

President and CEO
Printed Name and Title

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

OCT 06 1999

000415

PETER BENJAMIN
LAKE COUNTY AUDITOR

14:00
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25x10

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

Before me, a Notary Public in and for said County and State, personally appeared ANTON DULSKI, and ALLEN J. WENZEL, the PRESIDENT and DIR. of SPECIAL PROJECTS respectively, of Minteq International Inc., a Delaware corporation, who acknowledged the execution of the foregoing Deed for and on behalf of said corporation, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 30th day of SEPTEMBER, 1999.



Signature S. Garrett Gray

Printed S. GARRETT GRAY

NOTARY PUBLIC

My Commission Expires:
MAY 24, 2000

County of Residence:
NEW YORK

mail tax bills + Deed to: 9731 Indianapolis Blvd.
Highland, IN 46322

This instrument was prepared by George H. Abel, II, ICE MILLER DONADIO & RYAN, One American Square, Box 82001, Indianapolis, Indiana 46282; Telephone: (317) 236-2217. Doc1.wpd

Exhibit A

Part of the Northwest Quarter of the Section 33, Township 36 North, Range 9 West of the Second Principal Meridian, described as follows: Commencing at a point 50 feet East of the West line of said Section 33 and 893.77 feet South of the North line of said Section; thence South 89 degrees 44 minutes 28 seconds East a distance of 594.38 feet to the point of beginning; thence North 65 degrees 18 minutes East a distance of 250 feet; thence South 11 degrees 04 minutes 20 seconds East a distance of 440.53 feet; thence West a distance of 311.73 feet; thence North a distance of 327.86 feet to the point of beginning, in the Town of Highland, Lake County, Indiana.

