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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

This instrument prepared by **2002 015249**
Connie Reeves
as Agent for Equiva Services LLC
12700 Northborough Drive, Ste. 300
Houston, TX 77067

2002 FEB 12 AM 10: 12
MORRIS W. CARTER
RECORDER

When recorded, return by mail to:
Isam Samara
7011 W. 111th Street
Worth, Illinois 60482

SPECIAL WARRANTY DEED

THIS IS A DEED dated January 22, 2002, effective January 31, 2002, by EQUILON ENTERPRISES LLC, a Delaware limited liability company, with offices at 12700 Northborough, Ste. 100, Attn: Real Estate Administration, Houston, Texas 77067, (herein called "Grantor") to **Isam Samara, an individual** (herein called "Grantee").

GRANTOR, for consideration received, hereby grants and conveys to Grantee the following described Premises situated at **4900 East Melton Road, in the City of Gary, County of Lake, State of Indiana;**

See attached Exhibit A for description

LESS AND EXCEPT: All right, title and interest in and to any oil, gas and other minerals (including without limitation, helium, lignite, sulfur, phosphate and other solid, liquid and gaseous substances), regardless of the nature thereof and whether similar or dissimilar, and the right to explore for, develop and produce same, as well as the right to lease the Premises herein conveyed for such purposes, and all mineral and royalty rights whatsoever in, on or under and pertaining to the Premises but without the right to use, or right of any ingress to or egress from the surface of the Premises herein conveyed for exploration or producing purposes, all of said interests having been saved, retained, reserved and excepted in a previous conveyance of the Premises;

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon;

GRANTOR certifies that no Indiana Gross Income Tax is due or payable in respect to the transfer made by this deed.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, administrators, executors, successors and assigns forever; but

SUBJECT to the following:

Encroachments, protrusions, easements, changes in street lines, rights-of-way and other matters that would be revealed by a current on the ground survey and inspection of the Premises.

Recorded leases, agreements, easements, rights-of-way, covenants, conditions and restrictions as the same may be of present force and effect. Zoning regulations, ordinances, building restrictions, regulations and any violations thereof.

The lien for real property taxes for the current year, and any liens for special assessments which as of the date hereof, are not due and payable.

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GRANTEE covenants, as part of consideration for this conveyance, that there will be no basement on the Premises, no potable drinking water well will be installed on the Premises and that an asphalt cap shall be maintained on the Premises to prevent access to the native soils. This covenant shall run with the land, shall bind Grantee's heirs, administrators, executors, successors and assigns and shall inure to the benefit of Grantor's successors and assigns.

SUBJECT to the foregoing, Grantor covenants with Grantee that Grantor will warrant and defend title to the Premises against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

EXECUTED by Grantor as of the date first herein specified.

WITNESS:

Commissaires

EQUILON ENTERPRISES LLC

By: *Charles T. Badrick*

Printed Name: Charles T. Badrick

Title: Attorney-in-Fact

STATE OF TEXAS

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COUNTY OF HARRIS

The within and foregoing instrument was acknowledged before me this 25th day of January, 2002, by Charles T. Badrick, the Attorney-in-Fact of Equilon Enterprises LLC, a Delaware limited liability company, on behalf of the company.

Witness my hand and official seal.

My commission expires:

Mary M. Chiocco
NOTARY PUBLIC

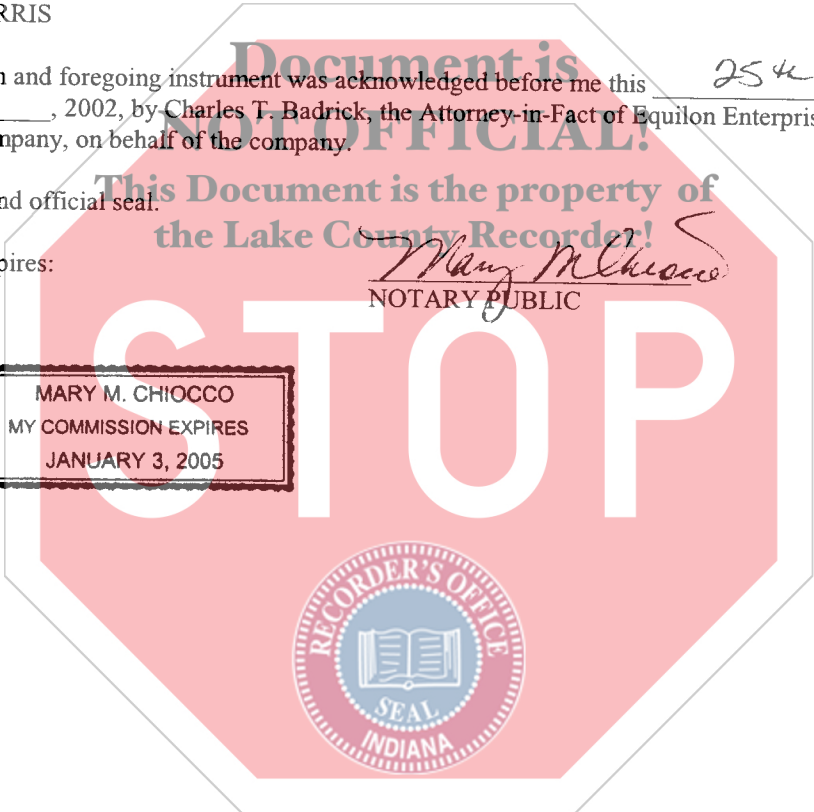
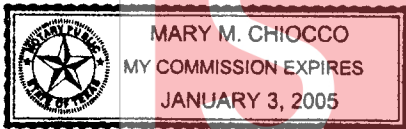


EXHIBIT A

LEGAL DESCRIPTION:

Part of Block 3 in Miller Station, a subdivision of the South Half of Section 6, Township 36 North, Range 7 West of the 2nd Principal Meridian, in the City of Gary, as per plat thereof, recorded in Plat Book 1, Page 11, and in Plat Book 5, Page 45, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at a point of the North 50 foot right of way line of Relief Road No. 20, 40 feet East of the West line of Section 6 aforesaid, measured at right angles thereto; thence North on a line 40 feet East of and parallel to said Section line 125 feet; thence Northeasterly on a curved line parallel to and concentric with Relief Road No. 20, a distance of 207 feet, more or less, to the East line of property conveyed to James Cagiantas and Calliopi S. Cagiantas, as tenants in common, in Deed Record 1148, Page 584, in the Office of the Recorder of Lake County, Indiana; thence Southerly along the aforementioned East property line 125 feet, more or less to the North right of way line of 110 foot wide Relief Road No. 20; thence Southwesterly along the curved North line of said Road 210.35 feet to the place of beginning.

