

This document was prepared by:

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After recording mail to and send
subsequent Tax Bills to:

444 Barker Rd.
Michigan City, IN 46360

Tax Key Nos. 17-35-12, 14 and 40

2006 026106

2006 MAR 30 PM 1:55

MICHAEL A. BROWN
RECORDER

This Space Reserved for Recorder Only

CMV20058923

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 27 day of January, 2006, between **NORTHERN INDIANA PUBLIC SERVICE COMPANY**, an Indiana corporation, party of the first part, and **SAVE THE DUNES CONSERVATION FUND, INC.**, an Indiana not-for-profit corporation, party of the second part, **WITNESSETH**, that the party of the first part, for good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **GRANT, BARGAIN and SELL** unto the party of the second part, and to its successors and assigns, **FOREVER**, that certain premises legally described on Exhibit "A" attached hereto and made a part hereof ("Premises").

Address of Premises: Approximately 11 acres in Hobart, Lake County, Indiana

Party of the first part, certifies under oath that no Indiana Gross Income Tax is due or payable with respect to the transfer made by this deed.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, and its successors and assigns, that it has not done or suffered to be done, anything whereby the Premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** the Premises, against all persons lawfully claiming, or to claim the same, by, through or under it (but not otherwise), subject to: those matters set forth in Exhibit "B" attached hereto and made a party hereof.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAR 29 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

2200
0068353185
B

EXHIBIT A

A parcel of land in the West Half of the East Half of Section 25, Township 36 North, Range 8 West of the Second Principal Meridian, in the County of Lake, State of Indiana, described as follows:

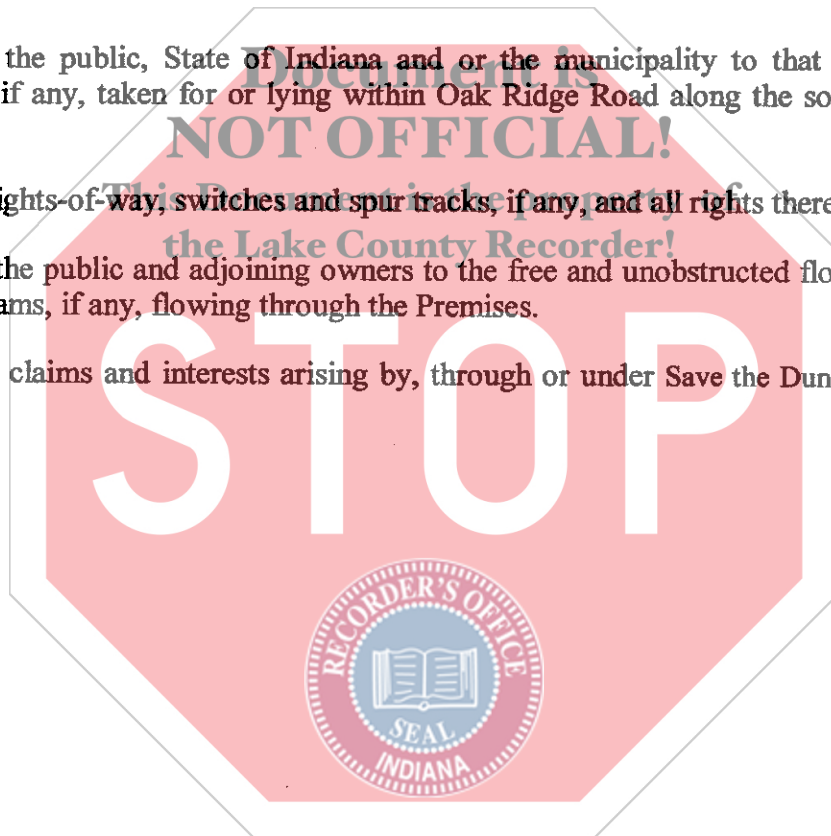
Beginning at the Southeast corner of the West Half of the Northeast Quarter of said Section 25; thence North along the East line of said West Half of Section 25 a distance of 993.65 feet to a point; thence West at right angles thereto a distance of 385 feet; thence South parallel to said East line a distance of 1563 feet, more or less, to the centerline of Old Ridge Road; thence Southeast along the centerline of Old Ridge Road a distance of 74.68 feet to a point; thence North parallel to said East line a distance of 385.03 feet to a point; thence East at right angles thereto a distance of 300 feet to a point on said East line; thence North along said East line a distance of 200.72 feet to the point of beginning.



EXHIBIT B

List of Permitted Exceptions

1. Taxes for the year 2005 and subsequent years.
2. Covenants, conditions and restrictions of record.
3. Public and utility easements.
4. Zoning and building ordinances.
5. Rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes.
6. Rights of the public, State of Indiana and or the municipality to that portion of the Premises, if any, taken for or lying within roads or highways.
7. Rights of the public, State of Indiana and or the municipality to that portion of the Premises, if any, taken for or lying within LaSalle Street along the east side of the Premises.
8. Rights of the public, State of Indiana and or the municipality to that portion of the Premises, if any, taken for or lying within Oak Ridge Road along the south side of the Premises.
9. Railroad rights-of-way, switches and spur tracks, if any, and all rights therein.
10. Rights of the public and adjoining owners to the free and unobstructed flow of the water of the streams, if any, flowing through the Premises.
11. All rights, claims and interests arising by, through or under Save the Dunes Conservation Fund, Inc.



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