STATE OF INDIAMA LAKE COUNTY FILED FOR RECORD

2014 FEB 11 AM 8: 38

MICHAEL B. BROWN RECORDER

This document was prepared by and after-recording-return to:

Caryn S. Englander, Esq. DLA Piper LLP (US) 203 North LaSalle Street Chicago, Illinois 60601

Mail tax bills to: BP America Inc. Attn: Genie Przybylski PO BOX 1548 Warrenville, IL 60555

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

* a) kla George Michels
THE GRANTOR, George Michels, Sr., for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS unto BP Products North America Inc., a Maryland corporation, whose address is 2815 Indianapolis Boulevard, Whiting, Indiana 46394, the following described Real Estate situated in the City of East Chicago, County of Lake, State of Indiana, to wit:

2014 | 007795

Lot 238, Mark Subdivision, in the City of East Chicago, as per plat thereof, recorded in Plat Book 15, page 36, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 3020 Oak Avenue, East Chicago, Indiana 46312 Parcel Number 45-03-16-333-013.000-024

Subject to all real estate taxes to be assessed for 2013, payable in 2014, and subject to all applicable ordinances, liens, assessments, easements of record and all conditions or restrictions that would be disclosed by an accurate survey or inspection of the premises.

THIS IS NOT HOMESTEAD PROPERTY

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Indiana.

[Signature page follows]

FINAL ACCEPTANCE FOR TRANSFER

FEB'0 7 2014

PEGGY HOLINGA KATON LAKE COUNTY AUDITY

20755 6 28800

Chicago, IL 60602

Returnto:

Attn: Deborah Cross 30 N. LaSalle St, Suite 2700

First American Title Insurance Company

EAST\67005883.1

[signature page to Warranty Deed]

IN WITNESS WHEREOF, the undersigned have made, executed and delivered this deed as of this 19th day of December, 2013.

by law."

Grantor:

George Michels, Sr. alkla George Michels

By: Serge Michala In attempt in fact

George Michels, Jr., attorney in fact

) SS

Scott R. Bilse Abrahamson, Reed & Bilse 200 Russell Street, 5th Floor

Hammond, Indiana 46320

"I affirm, under the penalties for perjury, that I

have taken reasonable care to redact each Social Security number in this document, unless required

By: Manual Michels, attorney in fact

STATE OF INDIANA

COUNTY OF LAKE

Document is

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that George Michels, Jr., and James Michels, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19th day of December, 2013.

My Commission Expires: 9/13/2017

Notary Public, Scott R. Bilse

SCOTT R. BILSE Lake County My Commission Expires September 13, 2017