

# UNOFFICIAL COPY

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## SPECIAL WARRANTY DEED

THIS DEED, effective as of the 31st day of December, 1984.

Reference is hereby made to that certain instrument of conveyance styled "General Assignment, Conveyance, Bill of Sale and Transfer", a copy of which is incorporated by reference herein as Exhibit " A " and made a part hereof, dated, executed and delivered on December 31, 1984 whereby TEXACO INC., a Delaware Corporation, as Grantor, conveyed unto TEXACO REFINING AND MARKETING INC., a Delaware Corporation, as Grantee, with offices at 4601 DTC Blvd., P.O. Box 2100, Denver, CO 80201, among other properties, the real property hereinafter specifically described. Grantor, in furtherance of its express covenant in said instrument of conveyance "to execute and deliver to Grantee all such further instruments of conveyance, assignment, and transfer and all such notices, releases, acquittances, and other documents, and to do all such other acts and things, as may be necessary more fully or specifically to convey and assign to and vest in Grantee, its successors or assigns, title to all and singular the properties, assets and rights hereby conveyed, assigned, or transferred", does by these presents ratify, confirm and adopt all of the terms and provisions of said instrument of conveyance and that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said Grantee, and to its successors and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described in Exhibit "B".

63996 (10403)

85299409

Exempt under Real Estate Transfer Tax Act Sec. 4  
Par. 2 & Cook County Ord. 95104 Par. 2

Date 10/25/85 Sign. [Signature]

20-25-427-038

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Chicago, Illinois, this 1st day of January, 1900.

Very truly yours,  
[Illegible Signature]

[Illegible text follows, appearing to be a certificate or official statement, but is mostly obscured by the watermark and is difficult to read accurately.]

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COOK COUNTY CLERK'S OFFICE  
CHICAGO, ILLINOIS

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Subject to the following:

1. Taxes for the year 1985 and subsequent years.
2. Any and all easements, reservations and restrictions of record.
3. Any state of facts an accurate survey may disclose.

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 said Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said Grantee, its successors and assigns forever.

And the said Grantor, for itself, and its successors, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will WARRANT AND FOREVER DEFEND against its acts only.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, this 3<sup>rd</sup> day of September 1985.

ATTEST:

Pauline S. Cowari  
Assistant Secretary

PAULINE S. COWARI

TEXACO INC.

By R. R. Dickinson  
Vice President R. R. DICKINSON

FORM APPROVED  
9/4  
J. L. FRANCIS

This instrument was prepared by Jerome L. Francis, Attorney, Texaco Inc., 4601 DTC Boulevard, Denver, Colorado, 80237.

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IN SENATE  
JANUARY 11, 1900

REPORT  
OF THE  
COMMISSIONERS OF THE LAND OFFICE  
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE  
MAY 15, 1899

ALBANY, N. Y.:  
J. B. WOODWARD, STATE PRINTER,  
1899.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

1899

ALBANY, N. Y.:  
J. B. WOODWARD, STATE PRINTER,  
1899.

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STATE OF Texas )  
COUNTY OF Harris ) ss.

I, Melba Adams, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that R.R. Dickinson personally known to me to be the Vice President of Texaco Inc., the corporation, and Pauline S. Conant personally known to me to be the Assistant Secretary of said corporation, and 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 severally acknowledged that as such Vice President, and Assistant Secretary, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 3rd day of September, 1925.

Melba Adams  
Notary Public

My commission expires 1-28-1929

MELBA ADAMS  
Notary Public, State of Texas  
My Commission Expires January 28, 1929

85299409



EXHIBIT "A"

GENERAL ASSIGNMENT

CONVEYANCE, BILL OF SALE AND TRANSFER

FROM

TEXACO INC.

TO

TEXACO REFINING AND MARKETING INC.

Dated December 31, 1984

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THIS GENERAL ASSIGNMENT, CONVEYANCE, BILL OF SALE AND TRANSFER (hereinafter called "Assignment"), effective as of December 31, 1984, from Texaco Inc., a Delaware corporation, hereinafter called "Grantor," to Texaco Refining and Marketing Inc., a Delaware corporation, hereinafter called "Grantee."

## W I T N E S S E T H :

That Grantor by these presents and in exchange for the issuance to the Grantor by the Grantee of that number of shares of Grantee's common stock having an aggregate fair market value equal to the fair market value of the net assets transferred to Grantee hereunder, does hereby sell, convey, assign, transfer, set over, and deliver unto Grantee, and unto its successors and assigns, all and singular, the properties, assets, rights, liabilities and obligations of whatsoever kind or nature of Grantor pertaining to (1) Grantor's refining, marketing and transportation of petroleum products within the United States, all as currently operated by the Texaco USA Division of Grantor, including the stock of the subsidiaries and affiliates of Grantor related to such operations as set forth in Exhibit 4A attached hereto and including any property designated as "surplus" by Texaco USA, (2) Grantor's domestic marine fleet, (3) Grantor's domestic marine sales and aviation sales operations as currently operated by the marine sales and aviation sales divisions of Grantor, and (4) Grantor's crude oil and petroleum product purchase, sale and exchange agreements, including, without limitation oil division and transfer orders and inventories.

## INCLUDING, BUT NOT LIMITED TO:

A. Grantor's refineries and including with such refineries, but not limited to, processing units, research facilities, office buildings, fee properties, leaseholds, inventories, automotive equipment, storage tanks, tank farms, tank cars and all equipment, facilities, materials, supplies, licenses, permits and contracts, used in connection therewith or related thereto, but excluding from the foregoing and (B) through (F) below any patents of Grantor or licenses to Grantor for use of proprietary technology which shall be licensed or extended to Grantee.

B. Grantor's petroleum marketing bulk plants, terminals, service stations, and truck stops (whether owned in fee or leased by Grantor), automotive equipment, warehouses, marketing offices, signs, inventories (refined petroleum products and TBA), equipment, facilities, materials and supplies, licenses, permits, and contracts used in connection therewith or related thereto.

C. Grantor's interests in pipelines and rights therein or thereto related to its aforesaid petroleum marketing, transportation and refining operations.

D. Grantor's product terminals (whether owned in fee or leased), railroad tank car leases, transport trucks, warehouses,

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equipment, facilities, materials and supplies used in connection with or related to petroleum marketing, transportation and refinery operations.

E. Grantor's net working capital and other assets and liabilities related to its aforesaid petroleum marketing, transportation and refining operations, and domestic marine and aviation sales operations.

F. Rights of way, easements, servitudes, franchises, permits, interests and licenses (except process and technology licenses); and all dispensing, display, repair, maintenance and other equipment; all piping, fittings, connections and other facilities for or related to the refining, transportation and marketing of petroleum products and other products; all office furniture, fixtures, supplies and inventories; all contracts, agreements and leases of every kind and character, and Grantor's interests in or under all contracts, agreements and leases; and all bank accounts, deposits, books and records relating to the assets, properties, facilities and accounts transferred to Grantee hereby.

G. Shares of stock in Grantor's subsidiaries and affiliates which subsidiaries and affiliates are primarily engaged in Grantor's aforesaid petroleum marketing, transportation and refining operations, as set forth in Exhibit 4A attached hereto and incorporated herein by this reference.

EXPRESSLY RESERVING, EXCEPTING AND EXCLUDING, HOWEVER, from this Assignment that property owned by Grantor on the effective date hereof as generally described in Exhibit "4B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns forever, together with all and singular the properties, assets, rights and appurtenances, thereto belonging or in anywise incident or appertaining thereto; and Grantor hereby binds itself, its successors and assigns to specially warrant title to the said properties, assets and rights unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof occurring or arising out of occurrences or omissions by, through or under Grantor, but not otherwise. This Assignment is made with full substitution and subrogation of Grantee in and to all covenants and warranties by others heretofore given or made in respect to said properties, assets, and rights or any part thereof.

Grantor covenants to hereafter execute and deliver to Grantee, from time to time, other general and specific conveyances, assignments, and other instruments relating to certain of its properties, assets, and rights, and Grantor hereby covenants to and with Grantee, its successors and assigns, so long as Grantor is authorized by applicable law so to do, at Grantor's expense, to execute and deliver to Grantee all such other further instruments of conveyance, assignment, and transfer and all such notices, releases, acquittances, and other documents, and to do



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all such other acts and things, as may be necessary more fully or specifically to convey and assign to and vest in Grantee, its successors or assigns, title to all and singular the properties, assets and rights hereby conveyed, assigned, or transferred. Nothing contained in such other general and specific instruments of conveyance, assignment, and transfer (except to such extent as may be therein specifically stated with reference to specific properties) shall be deemed to limit or restrict the properties, assets, and rights, herein conveyed, assigned, or transferred to Grantee. Notwithstanding any other date shown therein, any grant, deed, assignment, agreement, or other instrument subsequently executed is to be effective as of December 31, 1984.

If for any reason any of said property is not transferable at the date of this Assignment without the consent of a third party or parties, or cannot be made transferable by subsequent consent of third party or parties, or if any such assignment without such consent would constitute a breach of any lease, contract or agreement or in any way affect Grantor's or Grantee's rights, or if the transfer of said property would violate any applicable law, rule or regulation, then legal title to such property or rights shall be EXCEPTED AND EXCLUDED from this Assignment and shall not be deemed transferred hereby, but such property and rights shall be held in trust by Grantor for Grantee, its successors and assigns forever, and all the rents, issues, profits, and income therefrom over and above necessary expenses, and the net proceeds upon any sale of such property or rights, shall be turned over to Grantee or its successors or assigns, and any such property or rights so held in trust by Grantor for Grantee shall, if it shall become transferable, be assigned, transferred, conveyed, and delivered over to Grantee by deed, assignment, bill of sale, or such other form of instrument as Grantee shall reasonably request.

This Assignment may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original. All such counterparts shall together constitute but one and the same Assignment.

IN WITNESS WHEREOF, Grantor has caused this Assignment to be duly executed on this 31<sup>st</sup> day of December, 1984 by its Vice President, duly authorized.

GRANTOR:

TEXACO INC.

[SEAL]

Accepted:

RE/604

BY

[Signature]  
Vice President

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## EXHIBIT 4A

### TEXACO INC. SUBSIDIARIES TO BE TRANSFERRED TO TEXACO REFINING AND MARKETING INC.

<u>Name of Company</u>	<u>State of Incorporation</u>
Certified Terminals Corp.	Delaware
Charles Oil Co., Inc.	Maryland
Claflin-Donohue Company, Inc.	Massachusetts
Curran & Burton, Incorporated	Connecticut
General Automatic Oil Heat, Inc.	Massachusetts
General Industrial Services, Inc.	New York
Indian Refining Company	Delaware
JEF Realty, Inc.	New Jersey
Kallaher Oil Company, Inc.	Rhode Island
New Castle Oil Company, Inc.	Delaware
Paragon Oil Burner Corporation	New York
Paragon Oil Company, Inc.	Maine
Paragon Oil Company, Inc.	New Jersey
Regent Oil Corp.	Delaware
Rhode Island Refining Corp.	Delaware
Seaboard Pipe Line Company	Delaware
Seattle Fuel Company	Washington
Sterling Oil Terminal Corp.	New York
Texaco Convent Refining Inc.	Delaware
Texaco Oilport Holdings, (I) Inc.	Delaware
Texaco Oilport Holdings, (II) Inc.	Delaware
Texaco Stations Inc.	Delaware
Texaco Tankers Inc.	Delaware
Texas Company, The	Alabama
Texas Company, The	Connecticut
Texas Company, The	Maine
Texas Company, The	Maryland
Texas Company, The	Nebraska
Texas Company, The	New Jersey
Texas Company, The	New Mexico
Texas Company, Inc., The	New York
Texas Pipe Line Company, The	Texas
White Fuel Corporation	Connecticut
Badger Pipe Line Company	Delaware
Colonial Pipeline Company	Delaware
Dixie Pipeline Company	Delaware
Explorer Pipeline Company	Delaware
Kaw Pipe Line Company	Delaware
Laurel Pipe Line Company	Ohio

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Exhibit 4A  
Page 2

Name of Company

State of Incorporation

LOCAP INC.	Delaware
LOOP INC.	Delaware
Olympic Pipe Line Company	Delaware
Texasaco-Cities Service Pipe Line Company	Delaware
Texas-New Mexico Pipe Line Company	Delaware
West Shore Pipe Line Company	Delaware
Wolverine Pipe Line Company	Delaware
Wyco Pipe Line Company	Delaware

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## EXHIBIT 4B

1. The property, plant and equipment at Grantor's Eagle Point Refinery and Westville Sales Terminal in Westville, New Jersey, including assets related to Grantor's petrochemical operations, but excluding inventories.
2. Grantor's inventories of natural gas liquids.

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## GRANTEE'S ACCEPTANCE

Grantee agrees to undertake, pay, satisfy and discharge all the lawful debts and liabilities of the Grantor incurred by Grantor in connection with its ownership and operation of the property, assets and rights assigned by Grantor to Grantee herein. Grantee further hereby accepts this Assignment expressly subject to all covenants, conditions, and obligations of Assignor under or relating to the property, assets, and rights assigned herein and expressly assumes and agrees to be responsible for and discharge said covenants, conditions, and obligations.

IN WITNESS WHEREOF, Grantee has caused this Acceptance to be duly executed on this 31st day of December, 1984 by its Vice President, duly authorized.

GRANTEE:

TEXACO REFINING AND MARKETING INC.

(SEAL)

Attest: \_\_\_\_\_

*A. E. K...*

By \_\_\_\_\_

*[Signature]*  
Vice President

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## EXHIBIT B

20-25-427-038 AP

Lots fourteen (14), fifteen (15), sixteen (16) and seventeen (17) in Block one (1) in the Subdivision of Block eight (8) in Carolin's Subdivision of the West half of the South East quarter of Section twenty-five (25), Township thirty eight (38) North, Range fourteen (14), East of the Third Principal Meridian in Cook County, Illinois.

being the same property conveyed to Texaco Inc. from William D. Cahill and Lucile P. Cahill by deed dated October 14, 1959 and recorded December 1, 1959 as Document No. 17724853 in Book of Deeds of said County.

Lots eighteen (18) and nineteen (19) in Block one (1) in the Subdivision of Block eight (8) in Carolin's Subdivision of the West half of the South East quarter of Section twenty five (25), Township thirty eight (38) North, Range fourteen (14), East of the Third Principal Meridian in Cook County, Illinois.

being the same property conveyed to Texaco Inc. from Norman T. Leiber and Katherine P. Leiber by deed dated October 14, 1959 and recorded December 1, 1959 as Document No. 17724854 in Book of Deeds of said County.

also known as: 79th & Merrill, Chicago, Illinois.

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RESOLUTION ADOPTED BY THE BOARD OF DIRECTORS OF  
TEXACO INC.  
SEPTEMBER 23, 1983

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RESOLVED, subject to the approval of the Chairman of the Board, that the Vice Chairman of the Board, the President, all of the Executive Vice Presidents, Senior Vice Presidents, Vice Presidents, Division Presidents and Department Heads of the Company, and the General Manager, Corporate Real Estate Department are hereby severally authorized from time to time to approve the terms and conditions of the sale, exchange, donation, or other transfer of any real property or other fixed (capital) assets of the Company having a sale value not in excess of \$5,000,000.00, and the Vice Chairman of the Board, the President, all of the Executive Vice Presidents, Senior Vice Presidents, Vice Presidents, Division Presidents and Department Heads of the Company, and the General Manager, Corporate Real Estate Department are hereby severally authorized to sign, and the Secretary and the Assistant Secretaries are hereby severally authorized to attest and affix the Company's seal to, such deeds, bills of sale, and other instruments, and to do such other acts, as may be necessary or proper to carry out the purpose of this resolution; and the delivery of any such deed, bill of sale, or other instrument so signed, attested and sealed shall be conclusive evidence that the transaction has the approval of the Chairman of the Board of the Company and has been executed within the authority of this resolution.

A true copy, I certify.

  
PAULINE S. COWART  
Assistant Secretary

LEGAL1/s

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COOK COUNTY CLERK'S OFFICE  
100 N. LAUREL ST. CHICAGO, ILL. 60602  
TEL. 312-603-1000

TO: [Illegible]

FROM: [Illegible]

SUBJECT: [Illegible]

[Illegible text follows]

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DEPT-03/RECORDS & COMM. DIVISION  
11/27/85 10:18:00  
123.00

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Return to:  
Legal Department  
Texaco Inc.  
4601 DTC Blvd.  
Denver, CO 80237

23.00

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