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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That TEXACO REFINING AND MARKETING INC., a Delaware corporation whose address is 1111 Rusk Street, P.O. Box 52332, Houston, Texas 77052 (hereinafter called "Grantor"), for consideration of Ten dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto MOBIL OIL CORPORATION, a New York corporation, whose address is 3225 Gallows Road, Fairfax, Virginia 22037 (hereinafter called "Grantee"), and its successors and assigns, the real property described in Exhibit A attached hereto (the "Property"), together with any and all servitudes, easements, rights-of-way, licenses and other rights in real property

TO HAVE AND TO HOLD the Property, together with all appurtenances thereunto belonging to Grantee, its successors and assigns forever, subject however to (a) liens for property taxes that are not due and payable, and (b) all matters shown on the public records.

And the Grantor for itself, its successors and assigns hereby covenants with the Grantee, its successors and assigns that Grantor owns the Property in fee simple absolutely free and clear of all encumbrances whatsoever by, from, through and under Grantor except as stated above, and that Grantor, its successors and assigns will forever warrant and defend the same, with the appurtenances thereunto belonging, unto the Grantee, its

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successors and assigns, against claims of all persons claiming by, from, through or under the Grantor, but against no other claims.

IN WITNESS WHEREOF, Grantor has executed this deed this 14th day of February, 1986.

ATTEST:

By: Pauline S. Cowart
Title: PAULINE S. COWART,
ASSISTANT SECRETARY

TEXACO REFINING AND MARKETING INC.
By: [Signature] R. R. DICKINSON
Title: Sr. Vice President [Signature]
J. L. FRANCIS

This instrument was prepared by Jerome L. Francis, attorney, Texaco Refining and Marketing Inc., 4601 DTC Boulevard, Denver, CO 80237.

Property of Cook County Clerk's Office

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EXHIBIT A

That part of Lots Forty-Three (43) and Forty-Four (44) in Block Twenty-Four (24) in Washington Heights (hereinafter described), lying East of the following described line: Beginning in the South line of Lot Forty-Three (43) aforesaid 71.3 feet East of the West line of Section 9, Township 37 North, Range 14 East of the Third Principal Meridian, and extending to the North line of Lot Forty-Four (44) aforesaid 71.5 feet East of said Section line.

In East Washington Heights, a Subdivision of the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of Section 9, Township 37 North, Range 14, East of the Third Principal Meridian.

And

That part of Lots Forty five (45), Forty six (46), Forty Seven (47), and Forty eight (48) in Block Twenty Four (24) in East Washington Heights (hereinafter described), lying East of the following described line: Beginning in the South line of Lot Forty five (45) aforesaid, 71.5 feet East of the West Line of Section 9, Township 37 North, Range 14, East of the Third Principal Meridian, and extending to the North Line of Lot Forty eight (48) aforesaid, 72 feet East of said Section Line.

In East Washington Heights, being a Subdivision of the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of Section 9, Township 37 North, Range 14, East of the Third Principal Meridian.

Being the same property conveyed to Texaco Refining and Marketing Inc. from Texaco Inc. by Deed dated 12/31/54 and recorded 12/26/55 as Document Number 5236/55 in Book of Deeds of said County.

Also known as: 99th St. and Halsted, Chicago, Illinois

Permanent Tax Numbers: 25-09-300-052 and 057 (45, 46, 47, 48)

(43-44)

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STATE OF Texas }
COUNTY OF Harris } ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that R.R. Dickinson, personally known to me to be the VP - Vice President of TEXACO REFINING AND MARKETING INC., and Pauline S. Cowart 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, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, 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 14th day of February, 1986.

Melba Adams
Notary Public

Commission expires

MELBA ADAMS
Notary Public, State of Texas
My Commission Expires January 28, 1989

This document prepared by Jerome L. Francis, Esquire, TEXACO INC.,
4601 DTC Boulevard, Denver, Colorado 80237.

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Age of Comptor	
Address	
Husband	
Wife	<i>Jepp</i>
Subject	
Address	
Deliver	
Remarks	
Sig. Co.	<i>MANAC</i>

First American Title Insurance
 Company of Illinois
 100 North LaSalle Street Suite 400
 Chicago, Illinois 60602 750.6780
 1ST AMERICAN TITLE order #