

DEED

Prepared by: (Print signer's name below signature)
Joelle Halperin Rosen
JOELLE HALPERIN ROSEN

This Deed is made on August 28, 1986

BETWEEN DIAMOND SHAMROCK CHEMICALS COMPANY

a corporation of the state of Delaware
having its principal office at 351 Phelps Court, Irving, Texas
referred to as the Grantor.

AND DIAMOND SHAMROCK CHEMICAL LAND HOLDINGS, INC.,
a Delaware corporation,

whose post office address is 717 North Harwood Street, Dallas, Texas
referred to as the Grantee.
The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **TEN and 00/100 (\$10.00)**-----
-----**DOLLARS**

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Newark
Block No. 2438 Lot No. 57 Account No.
 No property tax identification number is available on the date of this Deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the City of Newark
County of Essex and State of New Jersey. The legal description is:

BEGINNING at the Northeasterly corner of land heretofore conveyed by The American Agricultural Chemical Company to Peerless Oil Co. of Delaware by Deed dated March 26, 1930, recorded in the Office of the Register of Deeds for Essex County, New Jersey, in Book C-81 of Deeds, Page 89-93; and thence running:

(1) Along the Northerly line of said lands of Peerless Oil Co. of Delaware and also the Northerly line of lands heretofore conveyed by The American Agricultural Chemical Company to Retseil Corporation by Deed dated October 24, 1932, and recorded in the Register's Office aforesaid in Book G-85 of Deeds, Pages 154-158, North 84 degrees 45 minutes West, 275.36 feet to a point in the Northerly line of said lands of Retseil Corporation, and the Easterly line of lands described in Deed by The Highway Corporation to The American Agricultural Chemical Company, dated December 28, 1936, and recorded in the Register's Office aforesaid in Book N-91 of Deeds, Pages 373, etc.; thence

(2) Along line of said lands described in said Deed recorded in Book N-91, Page 373, etc., and other lands now or formerly of The American Agricultural Chemical Company, North 5 degrees 15 minutes East 375.55 feet to the Northerly side of the bulkhead (in the Passaic River) on the premises herein described; thence

(3) Along said Northerly side of said bulkhead North 88 degrees 12 minutes East, 203.31 feet to a point therein; thence

(4) Still along same North 89 degrees 51 minutes East. 35.87 feet to the Northwesterly corner of Parcel Two of lands heretofore conveyed by The American Agricultural Chemical Company to Swan-Finch Oil Corporation by Deed dated April 21, 1930, and recorded in the Office of the Register aforesaid in Book W-80 of Deeds, Pages 432-436; thence

(5) South 1 degree 26 minutes East, along the line of lands of Swan-Finch Oil Corporation, 165.22 feet to a point; thence

See 3 12 36 PM '86
RECORDED & REGISTERED
ESSEX COUNTY N.J.

COUNTY OF ESSEX
CONSIDERATION
REALTY TRANSFER FEE
DATE

4830 (6) Still along said lands of Swan-Finch Oil Corporation, South 7 degrees 48 minutes West, 210 feet to a corner in said lands; thence

(7) Still along said lands of Swan-Finch Oil Corporation, South 84 degrees, 45 minutes East, 36.87 feet to a point; thence

(8) Still along said lands of Swan-Finch Oil Corporation, South 21 degrees 48 minutes West, 31.30 feet to the point of BEGINNING.

TOGETHER with and subject to a right of way 25 feet in width, extending from Lister Avenue North partly through lands of The American Agricultural Chemical Company lying South of the above-described premises, partly through lands of the aforesaid Peerless Oil Co. of Delaware, partly through lands of the aforesaid Swan-Finch Oil Corporation, and partly through the Southeasterly corner of the land above described, for use in common by The American Agricultural Chemical Company, The Highway Corporation, Peerless Oil Co. of Delaware, Swan-Finch Oil Corporation, and their respective successors and assigns as a means of Ingress from said Egress to Lister Avenue, with the right to install, operate, maintain and replace sewers, gas and water mains, telephone, electric light and power lines, and other public utilities, above or underground, to serve the premises hereby conveyed and other lands of The American Agricultural Chemical Company, its successors and assigns; The American Agricultural Chemical Company expressly reserving to itself, its successors and assigns, the right to use so much of said premises as is included in said right of way in accordance with the foregoing.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

DIAMOND SHAMROCK CHEMICALS COMPANY

Marcel Dumeny
MARCEL DUMENY Secretary

By: *Charles Stewart*
CHARLES STEWART President

TEXAS
STATE OF ~~XXXXXX~~ COUNTY OF _____ SS.:
I CERTIFY that on *August 28, 1986*

MARCEL DUMENY
personally came before me and this person acknowledged under oath, to my satisfaction, that:
(a) this person is the secretary of DIAMOND SHAMROCK CHEMICALS COMPANY the corporation named in this Deed;
(b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is CHARLES STEWART the President of the corporation;
(c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
(d) this person knows the proper seal of the corporation which was affixed to this Deed;

and that this person signed this proof to attest to the truth of these facts; and
* No money and actual consideration paid or to be paid for the transfer of title is \$ 10.00
(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on
August 28, 1986
Kathleen A. Kappa
KATHLEEN A. KAPPA Notary Public

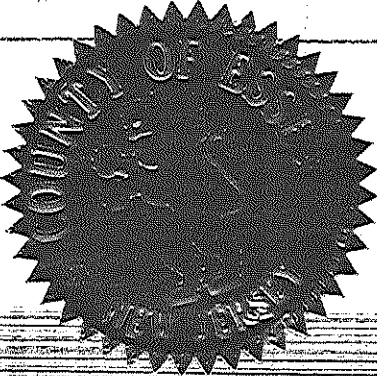
Marcel Dumeny
(Print name of attesting witness below signature)
MARCEL DUMENY Secretary



4934 PAGE 483 (2)

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY

PHILIP THIGPEN
ESSEX COUNTY REGISTER
Philip Thigpen
Philip Thigpen
March 23, 2011
Date



STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)

OR
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

STATE OF ~~NEW JERSEY~~ ^{TEXAS} } ss.
COUNTY OF _____

FOR RECORDER'S USE ONLY
Consideration \$ _____
Realty Transfer Fee \$ _____
Date _____ By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Charles Stewart, being duly sworn according to law upon his/her oath deposes and says that he is the President of Diamond Shamrock Chemicals Company in a deed dated _____ transferring real property identified as Block No. 2438 Lot No. 57 located at 120 Lister Avenue, Newark, Essex and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 10.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

The conveyance was for a consideration of less than \$100.00

(4) PARTIAL EXEMPTION FROM FEE NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instruction #8)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

- a) SENIOR CITIZEN (See Instruction #8)
 - Grantor(s) 62 yrs. of age or over.*
 - One or two-family residential premises.
 - Owned and occupied by grantor(s) at time of sale.
 - No joint owners other than spouse or other qualified exempt owners.
- b) BLIND (See Instruction #8)
 - Grantor(s) legally blind.*
 - One or two-family residential premises.
 - Owned and occupied by grantor(s) at time of sale.
 - No joint owners other than spouse or other qualified exempt owners.
- c) DISABLED (See Instruction #8)
 - Grantor(s) permanently and totally disabled.*
 - One or two-family residential premises.
 - Receiving disability payments.
 - Owned and occupied by grantor(s) at time of sale.
 - Not gainfully employed.
 - No joint owners other than spouse or other qualified exempt owners.
- *IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.
- d) NEW CONSTRUCTION (See Instruction #8)
 - Entirely new improvement.
 - Not previously used for any purpose.
 - Not previously occupied.

Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me this 28th day of August, 1986

Charles E. Stewart
Name of Deponent
Diamond Shamrock Chemicals Company
717 North Harwood Street
Address of Deponent
Dallas, Texas 75201

KATHLEEN A. KAPPA
Notary Public, State of Texas
My Commission Expires 2/27/89

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.
ORIGINAL - White copy to be retained by County.
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation, pursuant to N.J.A.C. 18-15-5.12.
TRIPPLICATE - Pink copy to be retained by County.

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER