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2012R07288

JANE LASATER
DELAWARE COUNTY RECORDER
RECORDED ON
06/13/2012 11:37:29AM
REC FEE: 20.00
PAGES: 3

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That effective May 20, 2012, GasAmerica Services, Inc., an Indiana corporation, ("Grantor"), **Conveys and Specially Warrants** to Speedway LLC, a Delaware limited liability company, ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Delaware County, State of Indiana:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Property Address: 9300 West Smith Street, Yorktown, Indiana

It is understood and agreed by the parties hereto that the title to the Real Estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership thereof and not otherwise.

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he/she/they is/are duly elected officer(s) of Grantor and has/have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 8th day of May, 2012.

GRANTOR

GasAmerica Services, Inc.

By: Dennis Spegal V.P.
Dennis Spegal, Vice President

Duly Entered for Taxation
Transfer Fees \$ 10.00
JUN 13 2012 ERP

Judy Runt
DELAWARE CO. AUDITOR

ACKNOWLEDGMENT

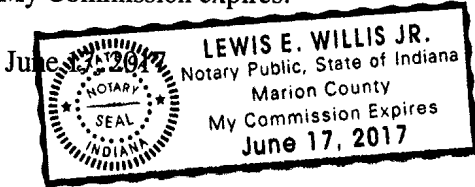
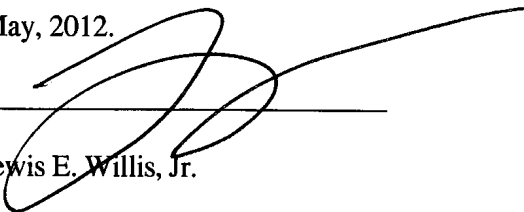
STATE OF INDIANA)
)SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Dennis Spegal, as Vice President of GasAmerica Services, Inc., an Indiana corporation, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 8th day of May, 2012.

My Commission expires:

Signature _____



Printed: Lewis E. Willis, Jr.

Resident of Marion County

State of Indiana

Send Tax Bills to: Speedway LLC, c/o Property Tax Records, 539 S. Main Street, Findlay, OH 45840

Grantee's Mailing Address: P.O. Box 1500, Springfield, OH 45501

When recorded please return to:
Melissa A. Hoovler
Fidelity National Title Insurance Co.
4111 Executive Pkwy., Suite 304
Westerville, OH 43081

This instrument prepared by: Brian J. Tuohy, Esq., Doninger Tuohy & Bailey, LLP, 50 South Meridian Street, Suite 700, Indianapolis, Indiana 46204.

I affirm, under penalty of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Brian J. Tuohy, Esq.

GAS AMERICA NO. 005

SPEEDWAY NO. 8078

*9300 W. SMITH STREET
YORKTOWN, IN. 47396*

RECORD LAND DESCRIPTIONS: (GASAMERICA SERVICES, INC.)

DEED RECORD 1984, PAGE 252

LOT NUMBERED TWENTY-EIGHT (28) IN THE ORIGINAL PLAT OF THE TOWN OF YORKTOWN, DELAWARE COUNTY, INDIANA.

DEED RECORD 1997, PAGE 1723

LOT NUMBERED TWENTY-SEVEN (27) IN THE ORIGINAL PLAT OF THE TOWN OF YORKTOWN, INDIANA.

SUBJECT TO ALL RECORDED RESTRICTIONS AND EASEMENTS

18-10-22-155-009.000-017

18-10-22-155-010.000-017