

TOGETHER with all and singular the Rights, Members, Hereditaments and Appertenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said Grantee, the heirs or successors and assigns of the Grantee, forever.

And the said Grantor does hereby bind itself and its successors, to warrant and forever defend all and singular the said premises unto the said Grantee, the heirs or successors and assigns of the Grantee, against itself and its successors lawfully claiming or to claim the same, or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, Sun Refining & Marketing Company has caused these presents to be executed in its name by Richard W. Von Luehrte its Manager, Real Estate and by Emmett E. Rossman its Assistant Secretary and its corporate seal to be hereto affixed this 31st day of December, in the year of our Lord, one thousand nine hundred and eighty-one.

Signed, Sealed and Delivered in Presence of

SUN REFINING AND MARKETING COMPANY

[Signature]
Witness

[Signature]
Richard W. Von Luehrte
Manager, Real Estate

[Signature]
Witness

ATTEST:
[Signature]
Emmett E. Rossman
Assistant Secretary

THE STATE OF PENNSYLVANIA)
COUNTY OF PHILADELPHIA)

PERSONALLY appeared before me CHARLES G. SCHANZ, who, in oath, says that he saw the within-named Sun Refining And Marketing Company by Richard W. Von Luehrte, its Manager, Real Estate and Emmett E. Rossman, its Assistant Secretary sign the within Deed, and the said Corporation, by said officers, seal said Deed, and, as its act and deed, deliver the same, and that he with FRANK R. KROMER witnessed the execution thereof.

[Signature]
(Witness)

SWORN to before me, this 31st day of December, A. D. 1981.

[Signature]
Frank R. Kromer, Notary Public

My Commission Expires: January 2, 1982

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