422

COPY 1.5

CORPORATION

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That ITT Grinnell Corporation, a Delaware corporation, acting by and through its President and Secretary, hereinafter called "Grantor", for and in consideration of the sum of One and 00/100 ($1.00) Dollar, and other good and valuable considerations, to it in hand paid by NIBCO, Inc., an Indiana corporation, hereinafter called "Grantee", the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, and unto its successors and assigns forever, the following described land lying in Woodruff County, Arkansas, to-wit:

> All that part of the East Half (E½) of Section Six (6), Township Seven (7) North of the Base Line, Range Three (3) West of the Fifth Principal Meridian, lying North of the right of way of the Missouri Pacific Railroad Company and South and West of Arkansas State Highway No. 33, containing 102.95 acres, in Woodruff County, Arkansas, subject to Right of Way Easement from Augusta Corporation to the City of Augusta, dated July 23, 1962, subject to Right of Way Easement from Augusta Corporation to the City of Augusta dated April 17, 1963, subject to an Industrial Track Agreement between Grinnell Corporation and Missouri Pacific Railroad Company dated March 24, 1965, and subject to such other restrictions, covenants, easements, and agreements of record.

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever, together with

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all improvements thereupon and appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with the said Grantee, its successors and assigns, that it will forever warrant and defend the title to the said lands and improvements against all claims whatever.

The above-described real estate is conveyed to be used for industrial, commercial, and related purposes and not for agricultural or horticultural uses.

IN WITNESS WHEREOF, the said ITT Grinnell Corporation, a Delaware corporation, has caused these presents to be signed by its President, attested by its Secretary, and its corporate seal to be affixed, all pursuant to authorization and direction of its Board of Directors, on this 25th day of April, 1974.

ITT GRINNELL CORPORATION

By _____
President

ATTEST:

_____
Secretary

NIBCO001105

CORPORATION
ACKNOWLEDGMENT

STATE OF RHODE ISLAND

COUNTY OF PROVIDENCE

BE IT REMEMBERED, that on the 25th day of April, 1974, before me, the undersigned Notary Public, personally appeared W. R. Hartman and D. D. McKenney, who acknowledged themselves to be the President and Secretary, respectively, of ITT Grinnell Corporation, a corporation, and that they, as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as such Notary Public.

Barbara T. Giraud

My commission expires

June 30, 1976

NIBCO001106