

IP Tank Farm

669

STATE OF MISSISSIPPI

COUNTY OF ADAMS

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED AND 00/100 DOLLARS (\$100.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **INTERNATIONAL PAPER COMPANY**, a New York corporation, with an office at 400 Atlantic Street, Stamford, CT 06921 (hereinafter called "Grantor"), does hereby sell, convey and specially warrant unto **TESSENDERLO DAVISON CHEMICALS, LLC**, a Louisiana limited liability company, having an address of P.O. Drawer 310, Ruston, LA 71273-0310 (hereinafter called "Grantee"), that certain real property (the "Premises") located in the County of Adams, State of Mississippi, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to those matters set forth on Exhibit B attached hereto and incorporated herein by reference for all purposes.

Such land which may comprise the shores or beds of navigable rivers, streams, lakes, bays, gulfs or oceans; or filled-in lands or artificial islands; or riparian or littoral rights; or land which may be below the watermark of the ordinary high tide or the mean tide; or land which might constitute wetlands under the Constitution or laws of the State of Mississippi or of the United States of America is conveyed by quitclaim only.

60851

600

WITNESS the signature of the Grantor, this 2nd day of ^{March} ~~February~~, 2004.

ATTEST:

INTERNATIONAL PAPER COMPANY
a New York corporation

Colette J. Borell
Assistant Secretary

By: L. H. Ronnie, Jr.
Name: L. H. Ronnie, Jr.
Title: General Manager - Real Estate Division

STATE OF NEW JERSEY

COUNTY OF BERGEN

Personally appeared before me, the undersigned authority in and for said county and state on this the 2nd day of ^{March} ~~February~~, 2004, within my jurisdiction, the within named L. H. Ronnie, Jr., who acknowledged that he is the General Manager - Real Estate Division of International Paper Company, a New York corporation, and that for and on behalf of said corporation and as its act and deed he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation to do so.

Johanna Curry
Notary Public

My commission expires: October 5, 2005

JOHANNA CURRY
Notary Public, State of New Jersey
My Commission Expires October 5, 2005

ADDRESSES: PREPARED BY

Grantor: 400 Atlantic Street
Stamford, CT 06921
Telephone: 203-541-8000

Grantee: P.O. Drawer 310
Ruston, LA 71273-0310
Telephone: 800-422-6274

EXHIBIT A

to

SPECIAL WARRANTY DEED

The Premises

TRACT I: All of Lot No. 12 of the Natchez-Adams County Port Industrial Sites in Sections 27 and 55, Township 7 North, Range 3 West, Adams County, Mississippi, as said lot is shown delineated and depicted on a map or plat thereof made by Jordan, Kaiser & Sessions, Civil Engineers, dated May, 1973, and attached as Exhibit "A" to the deed of Adams County, Mississippi, to Mid Continent Systems, Inc., dated December 23, 1977, and recorded in Deed Book 13-X at page 186 of the records of Adams County, Mississippi.

Said Lot No. 12 is more particularly described as being bounded by a line running as follows:

Beginning at the most northerly corner of Lot 13, Natchez-Adams County Port Industrial Sites, as recorded in Deed Book 13-X, page 186, of the records of Adams County, Mississippi, on the southeasterly right of way of the L. E. Barry Road. Thence from said point of beginning, run S 37° 15' E along the easterly boundary of said Lot 13 for 1068.84 feet to the westerly right of way of Missouri-Pacific Railroad and Illinois Central Railroad; run thence along said joint right of way N 13° 10' E for 345.47 feet; thence continue along said right of way northeasterly along the arc of a curve to the right having a radius of 1296.28 feet for 293.7 feet; thence leaving said right of way run N 37° 15' W for 806.91 feet to a 3/4" iron on the southeasterly right of way of L. E. Barry Road; run thence S 39° 45' W along said southeasterly right of way for 525.00 feet to the point of beginning.

TRACT II: All of Lot No. 13 of the Natchez-Adams County Port Industrial Sites in Sections 27 and 55, Township 7 North, Range 3 West, Adams County, Mississippi, as said lot is shown, delineated and depicted on a map or plat thereof made by Jordan, Kaiser & Sessions, Civil Engineers, dated May, 1973, and attached as Exhibit "A" to the deed of Adams County, Mississippi, to Mid Continent Systems, Inc., dated December 23, 1977, and recorded in Deed Book 13-X at page 186 of the records of Adams County, Mississippi.

Lot No. 13 is more particularly described as being bounded by a line running as follows:

Beginning at the most northerly corner of Moran Tank Company property (Lot #14) as shown by deed recorded in Deed Book 10-H at page 188 of said records in the office of the Chancery Clerk of Adams County, Mississippi, being the most westerly corner of the

within described tract. Thence from said point of beginning go north 39° 45' east along the easterly right of way of the L. E. Barry Road for 575.00 feet; thence south 37° 15' east for 1068.84 feet to the westerly right of way of the Missouri Pacific Railroad and Illinois Central Railroad joint right of way; thence south 13° 10' west along said right of way for 562.33 feet; thence north 42° 50' west for 1304.00 feet to the point of beginning. Said Lot 13 containing 13.85 acres.

Together with a non-exclusive right of way and easement for location, construction, installation, maintenance and use of a pipeline or pipelines, transmission lines, roads or roadways on, over, along or across that certain easement and right of way 50 feet in width between the property of Amoco, formerly Calumet, on the south and St. Catherine Gravel Company and Riverside Central Services, Inc., on the north, and running from the L. E. Barry Road on the east to the Natchez-Adams County Port liquid loading dock and lot on the west, for use in common with other port occupants to move and transport liquid cargo over said above described easement and right of way by means of the facilities constructed and maintained thereon, to and from said Natchez-Adams County liquid loading dock and lot to and from Lots 12 and 13.

Being all and the same property conveyed by Mid Continent Systems, Inc. and Natchez Refining, Inc by Thomas M. Tonn, Jr., Trustee in Bankruptcy, and Natchez Refining, Inc., to International Paper Company by deed dated November 27, 1989 and recorded in Deed Book 18-I, page 193 of the Land Records of Adams County, Mississippi.

EXHIBIT B
to

SPECIAL WARRANTY DEED

(i) Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Premises;

(ii) The current year's taxes, assessments, water rates and other governmental charges of any kind or nature imposed on or levied against or on account of the Premises, which are not yet due and payable but are liens on the Premises;

(iii) Restrictions on Grantee's ability to build upon or use the Premises imposed by any current or future development standards, building or zoning ordinances or any other law or regulation of any governmental authority;

(iv) Any state of facts which an accurate survey or an inspection of the Premises would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any;

(v) All outstanding easements, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants and all other rights in third parties of record or acquired through prescription or adverse possession;

(vi) Standard title insurance exceptions in the State of Mississippi;

(viii) All claims of governmental authorities in and to any portion of the Premises lying in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters or any claims of riparian rights;

(ix) Any and all restrictions on use of the Premises due to environmental protection laws, including, without limitation, wetlands protection laws, rules, regulations and orders; and

(x) All railroad sidetrack agreements.

INDEXING INSTRUCTIONS:

Section 27 Township 7 North

Range 3 West

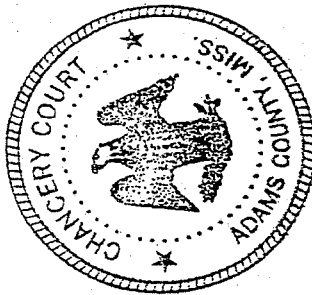
Lot No. 12 and Lot No. 13
Natchez-Adams County Port
Industrial Sites

Section 55 Township 7 North

Range 3 West

Lot No. 12 and Lot No. 13
Natchez-Adams County Port
Industrial Sites

map 44

STATE OF MISSISSIPPI
ADAMS COUNTY

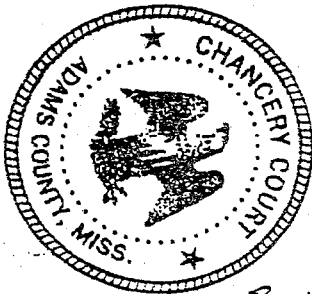
I, Thomas J. O'Seime, Chancery Clerk in and for
said County and State do hereby certify that the
above and foregoing instrument is a true and
correct copy of original recorded in Book

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in the office of the Chancery Clerk, Adams County,
Mississippi.

Given under my hand and seal of office this the

9 day of March, 2004
THOMAS J. O'SEIME, Chancery Clerk

Tamie Campbell c.c.

STATE OF MISSISSIPPI
ADAMS COUNTY

I, THOMAS J. O'SEIME, Clerk of the Chancery Court of said County, hereby
certify that the foregoing instrument of writing was filed in my office for record on the

9 day of March 2004 at 8:40 o'clock

A M., and duly recorded in DEED Book No. 22X Page 669

THOMAS J. O'SEIME, Clerk

Tamie Campbell c.c.

8.00\$/M