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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 31st day of May, 1990, by and between INSILCO CORPORATION, a Delaware corporation and successor by merger to Insilco Corporation, a Connecticut corporation ("Insilco-Connecticut") (the "Grantor"), and Star Acquisition Corp., a Delaware corporation (the "Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee all of that certain tract, parcel or land which is located in the County of Shelby in the State of Alabama and more fully described in Exhibit A attached hereto,

TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments and appurtenances thereto and all revisions, remainders, rents, issues, profits and royalties thereof and therefrom,

SUBJECT, however, to all covenants, restrictions, easements, reservations, rights and rights-of-way and all other matters of record,

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the above-described premises unto the Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal on the date set forth in the acknowledgment below, but effective as of the date set forth above.

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INSILCO CORPORATION

BY: *Karen Wolf*
Name: Karen Wolf
Title: Vice President

SEAL

* Consideration for this transaction is \$9166.26

Address of Grantee:

4700 Nathan Lane
Plymouth, Minnesota 55442

Prepared By:
Edward G. Olson
Attorney at Law
4700 Nathan Lane
P.O. Box 59459
Minneapolis, MN 55459-0141

Upon Recordation, Please Return To:

Star Acquisition Corp.
4700 Nathan Lane
Plymouth, MN 55442
Attention: Helen Tevlin

320-22940B

*Star Services, Inc. of Delaware
P.O. Box - 59140
Minneapolis, Minnesota
55459-9945*

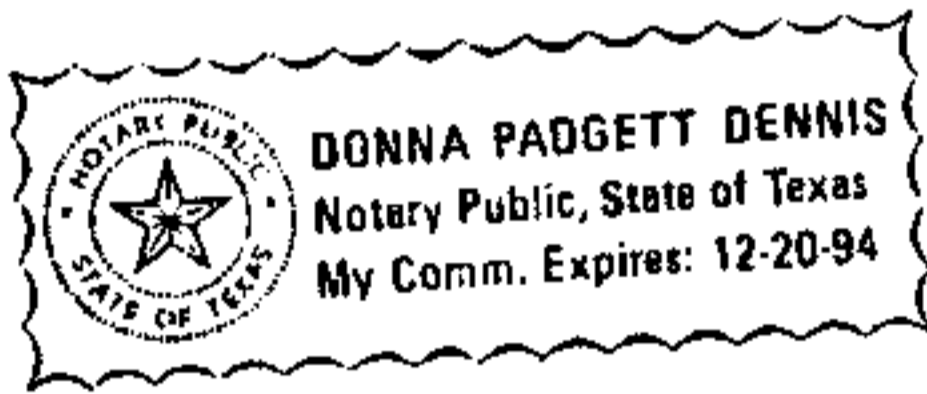
ALABAMA ACKNOWLEDGMENT

STATE OF TEXAS :
: COUNTY OF MIDLAND :

I, Donna Padgett Dennis, a Notary Public in and for said county in said state, hereby certify that Karen Wolf, whose name as Vice President of Insilco Corporation, a Delaware corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, [s]he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 9th day of January, A.D. 1990.

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Donna Padgett Dennis
Notary Public in and for
The State of Texas

EXHIBIT A

That part of the NE 1/4 of SW 1/4 of Section 20, Township 22, Range 3 West. Beginning at the Southwest Corner of the said F. H. Tolbert land and running Northeasterly 294 feet to a steel post; thence go West 18 feet to point of beginning; thence go West 50 feet; thence go North 100 feet; thence Easterly 50 feet; thence South 100 feet to point of beginning.

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STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

91 MAY -7 AM 8:55

JUDGE OF PROBATE

950
750
300
100

2100