

**Deed of Executor or Administrator
with Will Annexed**

(Under Authority of Will)

Know All Men by these Presents:

That Whereas, on the 18th day of MAY, 19 2001, the last Will and Testament ~~XX~~ & CODICIL of LADONNA P. SACHER aka DONNA SACHER deceased, was admitted aka LADONNA SACHER, to Probate and record in the Common Pleas Court, Probate Division of Mercer County, Ohio, and on the 18th day of MAY, XX 2003, WILLIAM J. SACHER and ANN PATRICIA VORHEES, Celina, Ohio, w ere duly appointed and qualified as Co-Executors of said decedent by said Court, and are now the lawful Co-Executors (Fiduciaries) of the estate of said testat rix.

and CODICIL
That said last Will and Testament, among other provisions, contains the following, to wit:

" ITEM V.-----if for any reason my beloved Husband, JAMES J. SACHER, now of Celina, Ohio, should fail to qualify as such Executor or cease to act in such capacity before completing the administration of my Estate, I then make, nominate and appoint my bleoved Son, WILLIAM J. SACHER, now of Celina, Ohio, and my beloved Daughter, ANN PATRICIA VORHEES, now of Celina, Ohio, to be the Substitute Co-Executors of this, my LAST WILL AND TESTAMENT AND CODICIL, and request that no Bond be required of them, nor of either of them, hereby granting to them as such Co-Executors, full power and authority to sell and convey, at private and/or public sale, all or any part of my Estate, real, personal or mixed, and upon such terms and condition and at such prices as they may deem proper, and without obtaining any order of Court therefore. I also grant to them full power and authority in the settlement of my Estate to compromise, compound, adjust and settle any and all debts and liabilities due to or from my Estate for such terms and conditions and amounts and in such manner as my Co-Executors shall deem best."

NOTE: JAMES J. SACHER aka JAMES SACHER aka JIM SACHER, Husband of the Decedent, predeceased her, having died on September 7, 2000.

And Whereas, the said testat rix died seized in fee simple of the real estate hereinafter described, and in order to carry out the provisions of said last Will and Testament and CODICIL and to settle her Estate,

it is necessary to sell said real estate.

Now, therefore, WILLIAM J. SACHER and ANN P. VORHEES aka ANN PATRICIA VORHEES,
Co-Executors as Co-Executors of the Estate of
LADONNA P. SACHER, deceased,
as aforesaid, in pursuance to the said provisions of the said last Will and Testament/ of said & CODICIL LADONNA P. SACHER
aka DONNA SACHER deceased, and by virtue of the statute in such cases made and provided,
and of the powers vested in them and for and in consideration of the premises, and the
sum of FORTY-TWO THOUSAND US----- Dollars (\$ 42,000.00), paid,
or secured to be paid to them by said ROBIN L. HUELSMAN and JOAN A. HUELSMAN, the receipt
whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to the said ROBIN L. HUELSMAN and JOAN A. HUELSMAN, Husband and Wife, for their joint lives,
remainder to the survivor of them, their
heirs and assigns forever, the following REAL ESTATE situated in the County of MERCER
in the State of OHIO and in the CITY OF CELINA,
and bounded and described as follows:

Being the West one-half (1/2) of Lot Number Two Hundred Nine (209) of the ORIGINAL PLAT, FIRST EXTENSION of the City of Celina, Ohio, as the same is shown on the recorded Plat thereof, Recorder's Office, Mercer County, Ohio, subject to all easements, restrictions, conditions and limitations imposed thereon and the zoning laws of the City of Celina, Ohio.

LAST TRANSFER: (Decedent acquired title): Warranty Deed in Deed Volume 221, Page 36, and Deed in Deed Volume 322, Page 885, Deed Records, Mercer County, Ohio.

Real estate taxes and assessments hereon shall be PRO-RATED to the date of the closing of sale herein and delivery of Deed as between Grantor Estate and the Grantees.

Permanent Parcel TAX ID # 27-089000.0000

Tax map # 09-06-105-005

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 29 2003

MERCER COUNTY
TAX MAP DEPARTMENT

Instrument 200300005443 OR Book 166 Page 541

~~Exemption paragraph, conveyance Fee~~ 42⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

KP 5-29-03
Deputy Aud. Date

TRANSFERRED

MAY 29 2003

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereto belonging, to the said
ROBIN L. HUELSMAN and JOAN A. HUELSMAN, Husband and Wife, for their joint
lives, remainder to the survivor of them,
their heirs and assigns forever, as fully and completely as the Co-Executors as
FIDUCIARIES, the said Co-Executors of the Estate of LADONNA P. SACHER aka DONNA
SACHER, deceased,

as such Co-Executors by virtue of said last Will and Testament, and of the
statute made and provided for such cases, might and should sell and convey the same.

IN WITNESS WHEREOF, The said WILLIAM J. SACHER and ANN PATRICIA VORHEES,
aka ANN P. VORHEES, as such Co-Executors
have hereunto set their hands, this 29th day
of MAY, 2003.

Signed and acknowledged in the presence of

WILLIAM J. SACHER
WITNESS, JOHN W. SACHER

William J. Sacher, co-executor
WILLIAM J. SACHER, Co-Executor

Ann Patricia Vorhees co-executor
ANN PATRICIA VORHEES, Co-Executor
of the ESTATE OF LADONNA P. SACHER,
deceased, Celina, Ohio 45822

THE STATE OF OHIO

MERCER County, ss.

Be it Remembered, that on this 29th day of MAY, XXX2003 before me, the subscriber, a NOTARY PUBLIC in and for said County, personally came the above named WILLIAM J. SACHER and ANN PATRICIA VORHEES, as Co-Executors of the Estate of LADONNA P. SACHER, the Grantor deceased in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed as such Co-Executors of the WILL and CODICIL of the Decedent

SEAL IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid. JOHN W. SACHER, Attorney Notary Public - State of Ohio

This instrument prepared by:

JOHN W. SACHER, ATTORNEY AT LAW 112 West Market Street Celina, Ohio 45822 Ohio Attorney Reg. # 0020137 PHONE & FAX (419) 586-5669

NOTARY PUBLIC, STATE OF OHIO.

200300005443 Filed for Record in MERCER COUNTY, OHIO TAMARA K BARGER 05-29-2003 03:09 PM. DEED 22.00 OR Book 166 Page 539 - 542

200300005443 ROBIN L HUELSMAN 618 N ASH ST CELINA, OH 45822

DEED OF EXECUTOR OR ADMINISTRATOR WITH WILL ANNEXED

FROM WILLIAM J. SACHER and ANN PATRICIA VORHEES, Co-Executors of the Estate of LADONNA P. SACHER, deceased, Celina, Ohio 45822 TO ROBIN L. HUELSMAN and JOAN A. HUELSMAN, Husband and Wife, JTWROS 618 North Ash Street Celina, Ohio 45822

Received at o'clock M. Recorded In County Record of Deeds, Vol. Page Recorder Recorder's Fee \$ TRANSFERRED

Auditor By Deputy BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO