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88583
SIDNEY OHIO

GARMHAUSEN, LEWIS & KERRIGAN
ATTORNEYS AT LAW
OHIO BUILDING

MAIL

PRESENTED FOR RECORD

On the 19 day of May 1964
at 1:38 P. M.

recorded May 21 1964

in Mercer Co., Ohio, Record of

Deeds

Bertaud McLean
Recorder, Mercer County, Ohio

Fee \$ 5.00

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TRUSTEE'S DEED

This indenture made this ^{5th} ~~20th~~ day of ^{May} ~~April~~, A.D., 1964, by and between ROBERT L. BARTON, JOHN J. CHESTER, and CLARENCE A. GRAHAM, Trustees in Bankruptcy for CERTIFIED CREDIT CORPORATION, Bankruptcy Number 31,984, hereinafter referred to as Parties of the First Part, and AMERICAN BUDGET COMPANY, of New Bremen, Ohio, hereinafter referred to as Party of the Second Part, WITNESSETH:

WHEREAS, a petition for reorganization in bankruptcy was filed in the District Court of the United States for the Southern District of Ohio, Eastern Division, by Certified Credit Corporation, and

WHEREAS, Robert L. Barton, John J. Chester and Clarence A. Graham, were thereafter duly appointed Trustees of the Estate of Certified Credit Corporation, on the 5th day of April, 1963, and duly qualified as such Trustees by filing their bond therein in the penal sum of One Hundred Thousand Dollars (\$100,000.00) on the 5th day of April, 1963, which said bond was duly approved by the Honorable Gail H. Butt, Referee in Bankruptcy, on the 5th day of April, 1963, and whereupon the said Robert L. Barton, John J. Chester, Clarence A. Graham, were duly qualified to act, and ever since have been, and are now acting as Trustees as aforesaid; and

WHEREAS, a copy of the order of appointment of said Trustees of Certified Credit Corporation was thereafter filed for record in the County of Auglaize and in the County of Mercer, in the State of Ohio, by said Trustees herein; and

WHEREAS, a petition was filed by Robert L. Barton, John J. Chester and Clarence A. Graham, Trustees as aforesaid on the 13th day of

Revenue Stamps will be affixed
After Recording.

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February, A.D., 1964, petitioning the court to sell the real estate and other assets of said bankrupt located and situated in the County of Auglaize, and County of Mercer, and State of Ohio, which said real estate is particularly described hereinafter, and thereupon on the 13th day of February, A.D., 1964, it was ordered by the Honorable Gail H. Butt, Referee in Bankruptcy, that a hearing be had on said Trustees' petition, and that a sale be had of the real estate of said bankrupt, hereinafter described, which said hearing was held on March 2, 1964, and thereafter continued to March 26, 1964, so that said Trustees would be given an opportunity to make said sale to the highest bidder upon the satisfaction and approval of the court, said bids to be submitted by 12:00 Noon on April 16, 1964, and

WHEREAS, on the date so fixed by the court, to-wit: April 16, 1964, the Party of the Second Part submitted its bid of Ninety Thousand Dollars (\$90,000.00), for all the right, title and interest of said bankrupt, Certified Credit Corporation, in the lands and premises, furniture and fixtures, accounts receivable, good will and other miscellaneous assets located and situated in the County of Auglaize, and County of Mercer, in the State of Ohio; and

WHEREAS, subsequently, on the 5th day of ~~April~~ ^{MAY} A.D., 1964, the Trustees herein duly filed their report of sale with this court, which said report was thereafter, on the 5th day of ~~April~~ ^{MAY} A.D., 1964, duly approved and confirmed by this court and the Trustees were authorized, directed and empowered to accept the bid of the Party of the Second Part and were further authorized, directed and empowered to make and execute the necessary deed or deeds of conveyance to pass the title to the lands and premises so sold; and

WHEREAS, in said order last aforesaid, the court further found that due notice of the time, place and manner of said sale was given to all of the creditors of said bankrupt, in manner and form as required by law; that all of the rules and orders of the court have been complied with; that the bid of the Party of the Second Part was the only bid received herein; and that it was in the best interests of the creditors of said bankrupt and the estate in general, to sell and dispose of the lands and premises of said bankrupt, in order that a just, proper and expeditious administration of this estate be made.

NOW, this indenture, Witnesseth, that in consideration of the sum of One Dollar (\$1.00), and other valuable considerations, hereinbefore referred to, paid by the American Budget Company, New Bremen, Ohio, Party of the Second Part, to Robert L. Barton, John J. Chester, and Clarence A. Graham, Trustees, Party of the First Part, receipt of which is hereby acknowledged, the undersigned, Robert L. Barton, John J. Chester and Clarence A. Graham, Trustees of the estate of Certified Credit Corporation, Party of the First Part, bankrupt, in Bankruptcy Number 31,984, does hereby give, grant, bargain, sell and convey unto the said American Budget Company, Party of the Second Part, its successors and assigns forever, all the right, title and interest of the bankrupt, and all of their right, title and interest in said premises as Trustees of the estate of Certified Credit Corporation, bankrupt, in and to the lands and premises of said bankrupt located and situated in the County of Auglaize and County of Mercer, in the State of Ohio, more particularly described as follows:

TRACT NO. 1. Situate in the City of Wapakoneta,
County of Auglaize and State of Ohio, to-wit:

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Fourteen (14) feet off of the East side of Lot No. Eleven (11) in said City extending back to the alley.

Previous Instruments: Volume 181, Page 56, Volume 181, Page 558, and Volume 151, Page 560.

TRACT NO. 2. Situate in the Village of Coldwater, County of Mercer and State of Ohio, and bounded and described as follows: Being a part of Lot Number fifty-four, original plat of the Village of Coldwater, Ohio, as consecutively numbered by Martin Lutz, Civil Engineers, former number being Lot Six (6) in Riggs and Geller Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded Plat thereof, and more specifically described as follows:

Beginning at the northwest corner of said Lot Number fifty-four (54), thence east 39 feet and 11 inches; thence south 132 feet to the south line thereof; thence West 39 feet and 11 inches to the west line of said Lot Number fifty-four (54); thence North along said West line 132 feet to the place of beginning.

ALSO, Being 18 feet and 10 inches of uniform width off of the east side of Lot Number 54, of the consecutive numbered lots of the Village of Coldwater, Ohio (old number Lot Number 6 of Riggs and Geller's Addition) as shown on the recorded plat thereof, as shown in Plat Book 2, Page 34, Mercer County Recorders Office.

Previous Conveyance: Volume 204, Page 649.

together with all and singular, the tenants, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the rents, issues and profits thereof, TO HAVE AND TO HOLD the said above granted premises and the appurtenances thereof unto said Party of the Second Part, its successors and assigns forever, to its or their own use, and behoof as fully and absolutely as the said Party of the First Part can, and ought to do, according to the statute and their authority as aforesaid, subject only to the payment of the December, 1965 installment of taxes.

39.11
18.10
57.21

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In Witness Whereof, the said Party of the First Part have hereunto
set their hands and seal the day and year first above written.

Signed and sealed in the
presence of:

John D. Holschuh Robert L. Barton
James J. Chester Clarence A. Graham
Trustees in Bankruptcy for Certified
Credit Corporation

STATE OF OHIO,
SS:
FRANKLIN COUNTY

Before me, a Notary Public, in and for the State of Ohio, personally
appeared the above named Robert L. Barton, John J. Chester and Clarence A.
Graham, who each acknowledged that they did sign, seal and deliver the
said instrument as the free and voluntary act of themselves as Trustees of
the estate of Certified Credit Corporation in Bankruptcy Number 31,984 for
the uses and purposes therein set forth.

Given under my hand and notarial seal this 29th day of April, A.D.,
1964.

102219

State of Ohio, Auglaize County, S. S.
Received May 6th 19 64
at 11:13 o'clock A M.
Recorded May 6th 1964
Vol. No. 188 Page 716-720
Fee \$5.00

Lela Kenton
RECORDING, AUGLAIZE CO., OHIO

TRANSFERRED

MAY 19 1964

TOM TIMMERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

This deed prepared by Carroll V. Lewis of the firm of Garmhausen, Lewis &
Kerrigan, attorneys, Sidney, Ohio

Transferred May 6, 1964
Vernon E. Dwyer
Notary

Thos Kerrigan