

FIDUCIARY DEED (Statutory Form)

Received and Recorded at _____ M.

RECORDER

TRANSFERRED _____

AUDITOR

PER _____

VOL 305 PAGE 133

Know All Men By These Presents:Citizens Commercial Bank & Trust Co.
as Successor Trustee to Elden Houts,~~Execut~~xxxxxxxxxx~~Administrat~~xxxxxxxxxx, Trustee under Item VII of the Will of
~~Guardian~~ of Donald C. Riley, deceased,
~~Receiver~~ of
~~Commissioner~~

by the power conferred by the will

, and every other
good and valuable considerationspower, for One (\$1.00) Dollar and other/~~dollars~~xxxxxxxxxxxxxxxxxxxxxx paid, grants, with
fiduciary covenants, to Mark Elden Houts and Marjorie L. Houts

whose tax mailing address is 3056 Frahm Pike, Celina, Ohio 45822

, the

following real property:

Situating in the Township of Center, County of Mercer and State of Ohio,
bounded and described as follows:Being a parcel of land in the Southwest Quarter of the Southwest Quarter
of Section 4 and the West half of the Northwest Quarter of Section 9,
Township 5 South, Range 3 East, being more particularly described as
follows:Beginning at the corner stone at the northwest corner of said Section 9;
thence, South 00° 02' 38" East, along the west line of the northwest
Quarter of said Section 9, a distance of Two Thousand, Six Hundred
Fifty-seven and 66/100 (2657.66) feet to a concrete corner post; thence
South 89° 40' 05" East, along the South line of the northwest quarter
of said Section 9, a distance of One Thousand, Three Hundred Twenty-nine
and 14/100 (1329.14) feet to a 5/8 inch iron bar; thence, North 00° 00'
07" East, along the east line of the West half of the Northwest quarter
of said Section 9 and the centerline of Bogart Road, a distance of Two
Thousand One Hundred Sixty-eight and 10/100 (2168.10) feet to a mine
spike in the centerline of U.S. Route 33; thence, North 51° 54' 50"
West, along said centerline of U.S. Route 33, a distance of One
Thousand, Six Hundred Ninety-two and 90/100 (1692.90) feet to a mine
spike in the West line of the Southwest Quarter of said Section 4;
thence, South 00° 07' 44" East, along said west line of the Southwest
Quarter of Section 4 and the centerline of Bogart Road, a distance of
Five Hundred Forty-six and 99/100 (546.99) feet to the place of
beginning.Containing 82.027 acres of land, more or less, subject to all easements
and right-of-way of record.Reference is made to a survey of this area by Gordon L. Geeslin,
Registered Surveyor 5372, dated November 2, 1987, on file in the
County Engineer's Office.Last transfer of record appears in Volume 286, Page 591 of the
Mercer County, Ohio, Deed Records.Grantor to pay the December, 1987 and the June, 1988 installments of
real estate taxes and assessments, Grantee assumes and agrees to pay
the December, 1988 installment of real estate taxes and assessments
and all taxes and assessments due and payable thereafter.remission paragraph, conveyance Fee 108.30The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319,202 Roger A. Schwieterman, Mercer
County Auditor.HAK
Deputy Aud.12-28-87
DateAPPROVED
MERCER COUNTY TAX MAP DEPT.Date 12-28-87By H. B. M.

Subject to:

Prior instrument reference: Volume

page

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Witness hand this 15 day of December, 19 87.

Signed, acknowledged and delivered
in the presence of:

CITIZENS COMMERCIAL BANK & TRUST CO.

Marie C. Gross
Marie C. Gross
Jacqueline Schleucher
Jacqueline Schleucher

By: Chester Stephenson
Chester Stephenson
its Trust Officer

STATE OF OHIO, MERCER COUNTY, ss:

Be it remembered, that on the 15 day of December, 19 87,
before me, the subscriber, a Notary public within and for said County, personally came Citizens
Commercial Bank & Trust Co. by Chester Stephenson, its Trust Officer,
in the above conveyance, and acknowledged the signing thereof to be his voluntary act and deed, for the
purpose mentioned therein.

In witness whereof, I have hereunto subscribed my name and affixed my official seal on the day and
year aforesaid.

Jacqueline L. Schleucher
Notary Public, Mercer County, Ohio

My commission expires: 11/29/92

This instrument prepared by:
Meikle, Tesno & Luth, Attys.
100 N. Main St., Celina, OH 45822

Realtors for this transaction: Owen Hall & Associates, Inc.

*Strike out inapplicable phrase

FIDUCIARY DEED

(Statutory Form)

15612

FROM
Citizens Commercial Bank &
Trust Co.

TO mail address
Mark Elden Houts and other
Marjorie L. Houts

Date TRANSFERRED

Transferred DEC 28 1987

ROGER A. SCHWARTZ
COUNTY AUDITOR

RECORDER'S OFFICE

State of Ohio, County of Mercer

Received for Record

December 28, 19 87

at 11:14 o'clock, A.M.,
December 29, 1987

and Recorded in Vol. 305 Deeds.

page 133-4

Patricia E. Houts rel

fee 10.00 * Recorder.

MEIKLE & TESNO, ATTORNEYS

CORNER MAIN & MARKET STS
ROEMER BLDG., P. O. BOX 485
CELINA, OHIO 45822