

OHIO WARRANTY DEED

That the Grantor, Klosterman Development Corp., an Ohio corporation, for valuable consideration paid, grants, with general warranty covenants, to the Grantees, Robert L. Eilerman and Susan K. Eilerman, whose tax mailing address is 919 Debbie Court, Dayton, OH 45415, the following real property:

Situated in the Township of Franklin, County of Mercer and State of Ohio, and bounded and described as follows:

Situated in the Southwest Quarter of Section Twenty (20), Township Six (6) South, Range Three (3) East, Franklin Township, Mercer County, Ohio.

Being Lot Number Six (6) of Hillside Phase I, as the same appears upon the recorded Plat thereof, and subject to all easements, conditions, restrictions and right of ways of record. Said Plat is recorded in the Mercer County Recorder's Plat Cabinet 1, Pages 114 and 115.

Last transfer of record appears in Volume 315, Page 807, of the Mercer County Recorder's Records of Deeds.

All real estate taxes and assessments shall be prorated to the date of closing.

Grantees shall be required to maintain and keep the street light servicing this lot and Lot 5 of Hillside Phase I lit 365 days per year from dusk until dawn. Grantees and the owner of said Lot 5 shall divide and equally pay the cost of maintenance and electricity. This condition shall run with the land and shall remain in full force and effect until released by Grantor or any Subdivision Association formed for the benefit of all lot owners in Hillside Phase I.

APPROVED**MAR 26 1993**

MERCER COUNTY
TAX MAP DEPARTMENT
VE

ENG. MAP #: 005-2034-01-00107-09**TRANSFERRED****MAR 26 1993**

ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 32.00
The Grantor and Grantee of this deed have
complied with the provisions of Sec.
319.202 Roger A. Schwieterman, Mercer
County Auditor.

E. M.
Deputy Aud.

3-26-93
Date

Said Corporation, by Steven R. Klosterman, its President,
set its hand, this 24th day of March, 1993.

SIGNED AND ACKNOWLEDGED
IN PRESENCE OF:

KLOSTERMAN DEVELOPMENT CORP.

James A. Tesno
Karen D. Fleming

By: Steven R. Klosterman
Steven R. Klosterman,
its President

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State,
personally appeared the above named Klosterman Development Corp.,
an Ohio corporation, by Steven R. Klosterman, its President, who
acknowledged that he did sign the foregoing instrument and that
the same is his free act and deed and the free act and deed of
said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and
official seal at Celina, Ohio, this 24th day of March,
1993.

James A. Tesno
Notary Public

JAMES A. TESNO, ATTORNEY AT LAW
NOTARY PUBLIC FOR STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION. O.R.C. 147.03

This instrument prepared by: Meikle, Tesno & Luth, Attys.
100 North Main Street, Celina, Ohio 45822
This deed prepared without benefit of title search.

OHIO WARRANTY DEED

Klosterman Development Corp.

TO

Robert L. Eilerman and
Susan K. Eilerman
919 Debbie Court
Dayton, OH 45415

41307

PRESENTED FOR RECORD
The 26 day March 1993
at 12:31 O'clock P.M.
Record of Deeds
Patricia E. Grate
RECORDER MERCER CO., OHIO
Fee \$ 10⁰⁰

Vol. 323 pg. 747-8