

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **JELA Corp.**, a Corporation incorporated under the laws of the State of Ohio, the Grantor, for the consideration of One (\$1.00) Dollar and other good and valuable consideration, received to its full satisfaction of the Grantee, **Richard Ray Gard**, whose tax mailing address is 5307 Stillwater Lane, Celina, OH 45822, does GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, his heirs and assigns, the following described premises:

Situated in the Township of Franklin, County of Mercer and State of Ohio, to-wit:

Being Lots Numbered Nineteen (19) of SOUTH POINTE SUBDIVISION FIRST ADDITION as shown on the recorded plat thereof as recorded in Plat Cabinet 1, Pages 261-262, subject to all easements, conditions and restrictions of record, and also subject to the Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements as recorded in Official Records Volume 15, Pages 1013-1029, Mercer County Recorder's Office.

PARCEL NO. 09-033000.1900

Last transfers of record appear in Volume 2, Page 915, and Volume 2, Page 917, Mercer County Recorder's Official Records.

Grantor to pay the June, 2000 and the December, 2000 installments of real estate taxes and assessments, Grantee assumes and agrees to pay the June, 2001 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 20 2000

MERCER COUNTY  
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee 123<sup>00</sup>  
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

KP 7-20-00  
Deputy Aud. Date

TRANSFERRED

JUL 20 2000

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

be the same more or less, but subject to all legal highways.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, his heirs and assigns forever.

And the said Grantor, does for itself and its successors and assigns, covenant with said Grantee, his heirs and assigns, that at and until the ensealing of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and has good right to bargain and sell the same in the manner and form as above written, and that the same are free and clear from all encumbrances whatsoever.

TAX MAP #: 09-20-282-018

200000004075  
KNAPE  
FILE

And that it will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee, his heirs and assigns, forever, against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, said corporation sets its hand and corporate seal, by Deborah A. Borns, its President, this 19 day of July, 2000.

SIGNED IN PRESENCE OF:

JELA Corp.

Julie D. Marchal  
Julie D. Marchal

By: Deborah A. Borns  
Deborah A. Borns, its President

Cynthia C. Hembree  
Cynthia C. Hembree

200000004075  
Filed for Record in  
MERCER COUNTY, OHIO  
CLEM EBBING  
On 07-20-2000 02:47 pm.  
WARRANTY DEED 14.00  
OR Book 115 Page 394 - 395

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named JELA Corp., by Deborah A. Borns, its President, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Celina, Ohio, this 19th day of July, 2000.

Cynthia C. Hembree  
Notary Public  
My commission expires May 3, 2003

This instrument prepared by: Meikle, Tesno & Luth, Attys. 100 N. Main St., Celina, OH 45822 without benefit of title search.