

AFFIDAVIT

Instrument **Book** **Page**
200000005724 **OR** **117** **748**

The undersigned, VELMA R. WUEBKER and PAUL G. WERMERT, as Trustees of the JOHN G. WERMERT and MARY ANN WERMERT FAMILY TRUST under agreement dated the 27th day of December 1993, after first being duly cautioned and sworn, do hereby sayeth that:

1. The JOHN G. WERMERT and MARY ANN WERMERT FAMILY TRUST is in existence, and is in good standing, and has not been revoked;
2. The Trustees of the said Trust are VELMA R. WUEBKER and PAUL G. WERMERT of 1271 Thaman Road, Anna, Ohio 45302, and 4302 Township Line Road, Coldwater, Ohio 45828, respectively;
3. The portion of the Trust authorizing the said Trustees to convey and execute proper instruments of conveyance is Item XII (B) which states that the Trustees shall have full and complete authority to:

“(B) SELL: To sell, assign, exchange, transfer, and convey or otherwise dispose of any or all of the investments and property, either real, personal, or mixed, which may be included in or may at any time become part of the Trust Estate, upon such terms and conditions as it in its absolute discretion may deem advisable, at either public or private sale, either for cash or for deferred payments or other consideration, as it may determine; and for the purpose of selling, assigning, exchanging, transferring, or conveying the same, to make, execute, acknowledge, and deliver any and all instruments of conveyance, deeds of trust, or assignments in such form and with such warranties and covenants as it may deem expedient and proper; and in the event of sale, conveyance, exchange, or other disposition of any of the Trust Estate, the purchaser shall not be obligated in any way to see to the application of the purchase money or other consideration passing in connection therewith.”;

4. The primary beneficiaries of the said Trust are alive. The Grantors of the said Trust are JOHN G. WERMERT and MARY ANN WERMERT. JOHN G. WERMERT is alive and resides at 1506 Meadowview Drive, Celina, Ohio 45822. MARY ANN WERMERT died on April 7, 2000. MARY ANN WERMERT'S estate is in the process of being administered in the Probate Court of Mercer County, Ohio, Case Number 001149;
5. The Trust herein referred is an Irrevocable Trust wherein the said Grantors are not beneficiaries;
6. Transfers made to the said Trust by the Grantors were intended to be completed gifts, including the real estate and appurtenances thereto belonging set forth on Exhibit 1, attached and made a part hereof; and

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT - 1 2000

MERCER COUNTY
TAX MAP DEPARTMENT

08-28-178-013

1 **TAX MAP #:** _____

EXHIBIT "1"

Situated in the Village of Coldwater, County of Mercer and State of Ohio, to-wit:

Being Lot #1288 in Westview First Addition to the Village of Coldwater, Ohio as shown on the recorded plat of said addition in Plat Cabinet 1, Page 56-57, Recorder's Office, Mercer County, Ohio.

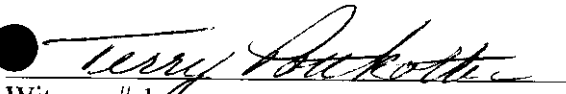
Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat and also in Miscellaneous Volume 7, Page 864, all in the Recorder's Office, Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein, and subject to zoning restrictions of the Village of Coldwater, Ohio.

Prior Reference: Volume 330, Page 826 of the Deed Records of Mercer County.

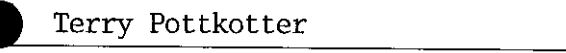
Parcel Number:

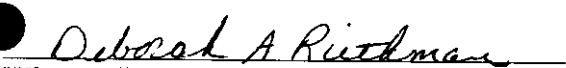
7. This affidavit is being given to induce the sale of the real estate and appurtenances thereto belonging set forth on the said Exhibit 1 to (to be completed by closing agent)

In witness wherof, the said Trustees have hereunto set their hands this 7th day of Oct, 2000.



Witness # 1


VELMA R. WUEBKER, Trustee


Printed name of Witness # 1


Witness # 2


PAUL G. WERMERT, Trustee

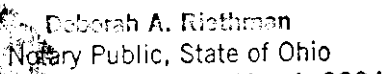

Printed name of Witness # 2

200000005724
Filed for Record in
MERCER COUNTY, OHIO
CLEM EBBING
On 10-10-2000 02:18 pm.
AFFIDAVIT 18.00
OR Book 117 Page 748 - 750

State of Ohio :
County of Mercer : ss

200000005724
PEOPLES
FILE

On this 7 day of Oct, 2000, before me a Notary Public, in and for said county and state, personally appeared the above said VELMA R. WUEBKER and PAUL G. WERMERT in the foregoing instrument and declared the signing thereof to be their voluntary act and deed.


Notary Public, State of Ohio
Commission Expires May 4, 2004


Notary Public

This instrument was prepared by Gary L. Flinn of Gary L. Flinn Co., L.P.A., 429 Memorial Drive, Greenville, Ohio 45331, at the specific request of the said Affiant, based solely upon information supplied by the Affiant, and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided, and makes no assertions with respect to liens which may be against the property, and the parties hereto signifying their assent to this Disclaimer by the Affiant's execution of this instrument. This affidavit has been presented to the closing agent other than Gary L. Flinn of Gary L. Flinn Co., L.P.A., for proper completion, execution, and recordation.