

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **BERNICE DEXTER**, an unmarried person, the Grantor herein, for valuable consideration paid, grants, with general warranty covenants to **ROBERT H. GRIMM** and **CHRISTINE E. GRIMM**, whose tax mailing address is 5438 Behm Road, Celina, Ohio 45822, the following described real property:

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

Being part of a 0.834 acre tract as described in Volume 321, Page 642, located in the Northwest Quarter of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Six (6) South, Range Three (3) East, Franklin Township, Mercer County, Ohio, and described as follows:

Commencing at a P.K. nail marking the West quarter post of the Northwest Quarter (1/4) of said Section Twenty-four (24); thence North 01° 07' 51" East, along the West section line and centerline of Behm Road, a distance of One Hundred Seventy-four and Ninety-two hundredths (174.92) feet to a set P.K. nail for the TRUE POINT OF BEGINNING; thence continuing North 01° 07' 51" East, along said Section line, a distance of five (5.00) feet to a point on the South line of a 0.160 acre tract as described in Volume 333, Page 358; thence South 88° 52' 50" East, along the South line of said 0.160 acre tract, a distance of One Hundred Twenty-six and Sixty-three Hundredths (126.63) feet to a found iron pin; thence North 01° 07' 51" East, along the East line of said 0.160 acre tract, a distance of Fifty-five (55.00) feet to a found iron pin; thence South 88° 52' 50" East a distance of Twenty-three and Fifty Hundredths (23.50) feet to a point; thence South 09° 31' 34" East a distance of Sixty-one and Five Hundredths (61.05) feet to a set iron pin; thence North 88° 52' 50" West a distance of One Hundred Sixty-one and Forty-two Hundredths (161.42) feet to the TRUE POINT OF BEGINNING, containing 0.055 acres of land, more or less, and with said tract being subject to all highways and any other easements or restrictions of record.

TRANSFERRED

NOV 29 2000

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee ED
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

11-29-00

Deputy Aud. Date

Description based on a survey by Eric C. Thomas,
Registered Surveyor No. 7236, dated November 4, 2000,
on file with the Mercer County Engineer's Office.

LAST TRANSFER: Deed Volume 321, Page 642, 200000006798

PLS

TAX PARCEL NO.: 09-108453.0000

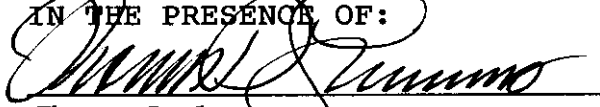
FILE

NOTE: The purpose of this transaction is to increase the size of
Grantees' existing parcel, and will not be used as an independent
building site.

The Grantor herein assumes and agrees to pay the January and
July, 2001, installments of real estate taxes and assessments
herein, and the Grantees herein agree to pay the January, 2002
installment, and all installments thereafter.

IN WITNESS WHEREOF, the said Bernice Dexter has hereunto set
their hands this 28th day of November, 2000.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:


Thomas D. Lammers


Bernice Dexter


Diane D. Griesdorn

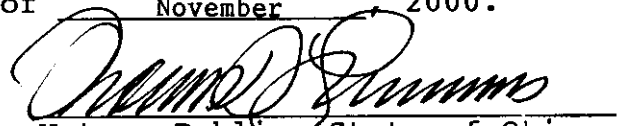
200000006798
Filed for Record in
MERCER COUNTY, OHIO
CLEM EBBING
On 11-29-2000 02:14 pm.
WARRANTY DEED 14.00
OR Book 118 Page 2015 - 2016

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me a Notary Public in and for said State, personally
appeared the above named **Bernice Dexter**, an unmarried person,
who acknowledged that she did sign the foregoing instrument and
that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and
official seal on this 28th day of November, 2000.

THOMAS D. LAMMERS, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration
Section 147.03 ORC


Notary Public, State of Ohio

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS.
113 East Market St., P.O. Box 404
Celina, OH 45822

TDL/lk

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

**EXEMPT FROM MINOR
SUBDIVISION REGULATIONS**

MERCER COUNTY
TAX MAP DEPARTMENT

TAX MAP #: 09-24/02-008