

OHIO WARRANTY DEED

Les R. Nichols, an unmarried individual, and **Cheryl A. Bettinger**, an unmarried individual, the **Grantors**, for consideration of One Dollar (\$1.00) and other valuable considerations, received to their full satisfaction of **Steven L. Tinch**, an unmarried individual, the **Grantee**, do give, grant, bargain, sell and convey unto said Grantee, his heirs and assigns, with general warranty covenants, the following described premises,

Situated in the **Township** of Blackcreek and in the **County** of **Mercer**, and the **State** of **Ohio**, and bounded and described as follows, to wit:

Commencing at the West Quarter Post of Section Twelve (12), Town Four (4) South, Range One (1) East, Blackcreek Township, Mercer County, Ohio, with said corner being defined by a stone at the point of intersection of the Lee Road and the Erastus-Durbin Road; thence North 89 Degrees 45' East along the centerline of the Lee Road a distance of four hundred twenty-five and twenty-two hundredths (425.22) feet to a railroad spike set flush with said centerline of the Lee Road as **THE POINT OF BEGINNING** of this tract of real estate:

Thence, continuing North 89 degrees 45' East along the centerline of the Lee Road a distance of one hundred eighty-four (184.00) feet to a railroad spike; thence South 0 degrees 15' East a distance of three hundred eighty-one and fifty-five hundredths (381.55) feet to a reinforced concrete monument; thence South 89 degrees 45' West a distance of one hundred eighty-four (184.00) feet to a reinforced concrete monument; thence North 0 degrees 15' West a distance of three hundred eighty-one and fifty-five hundredths (381.55) feet to the place of beginning, with said tract of land containing One and sixty-one hundredths (1.61) acres, more or less and subject to all easements, restrictions, conditions and limitations imposed thereon and all legal roads and highways.

Last transfer of record appears in **Official Record Volume 103, Page 820**, Recorder's Office, Mercer County, Ohio.

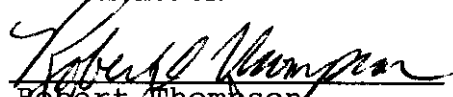
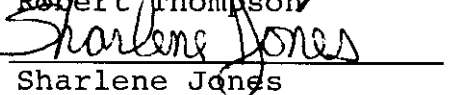
Parcel No. 01-014600.0000

Grantors and Grantee agree that real estate taxes and assessments shall be prorated to the date of closing.

Grantors hereby release all rights of dower to the within premises.

IN WITNESS WHEREOF, said Grantors, Les R. Nichols and Cheryl A. Bettinger, have hereunto set their hands this 9th day of December, 2000.

Signed and Acknowledged in the Presence of:


Robert Thompson

Sharlene Jones


Les R. Nichols


Cheryl A. Bettinger

DESCRIPTION
SUFFICIENT
FOR TAX MAPING PURPOSES
1-12-300-001
MERCER COUNTY
TAX MAP DEPARTMENT

State of Ohio }
 }ss:
County of Mercer }

Before me, a notary public, in and for said state, personally appeared the above named Les R. Nichols, and Cheryl A. Bettinger, who acknowledge that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Mercer County, Ohio on this 9th day of December 2000.

Charlene Jones
Notary Public, State of Ohio
My Comm. Expires November 27, 2002

Charlene Jones
NOTARY PUBLIC

This Instrument Prepared By:

BRENT E. ANDERSON #0043983
ATTORNEY AT LAW
112 1/2 North Main Street
Celina, Ohio 45822
(419) 586-7873

~~Exemption paragraph~~, conveyance Fee 30.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
619, 202 Mark Giesige
County Auditor.
SLG 12-14-00
Deputy Aud. Date

TRANSFERRED

DEC 14 2000

**MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO**

2000000071704
Filed for Record in
MERCER COUNTY, OHIO
CLEM EBBING
On 12-14-2000 11:07 AM.
WARRANTY DEED 14.00
OR Book 119 Page 653 - 654

200000007170
PEOPLES
FILE