

GENERAL WARRANTY DEED

BASS LANDING, INC., a corporation organized and existing under the laws of the State of Ohio ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to Emmett L. Reder, and Nancy A. Reder, husband and wife, for their joint lives, remainder to the survivor of them, ("Grantee"), whose tax mailing address is 11507 Preble Co. Line Road, Brookville, Ohio 45309, the following real property: Situated in the Township of Franklin, County of Mercer and State of Ohio and being Lot Numbered 26A, Bass Landing, Subdivision, Section II, Bass Landing, Inc., as recorded in Plat Cabinet 1, Page 305 of the Plat Records of Mercer County, Ohio.

Subject to all easements, conditions and restrictions of record, including, but not limited to, those set forth in the Declaration of Covenants, Conditions, Restrictions and Assessments for Bass Landing, Inc., as recorded in Volume 11, Page 984 of the records of Mercer County, Ohio, Records Office, all supplements and amendments thereto, and all taxes and assessments.

Prior Instrument Reference: Volume 250, Page 854 and Volume 266, Page 207, of the deed records of Mercer County, Ohio.

IN WITNESS WHEREOF, Grantor has caused its corporate name to be subscribed hereto by James A. Miller, its President, and Emmett L. Reder, its Secretary, thereunto duly authorized by resolution of its Board of Directors, this 4 day of June, 1999.

Signed and acknowledged in the presence of:

BASS LANDING, INC.

Kenneth R. Klipfer  
Witness KENNETH R. KLIPFER

By James A. Miller  
James A. Miller, President

Susan L. Ruedisueli  
Witness Susan L. Ruedisueli

By Emmett L. Reder  
Emmett L. Reder, Secretary

STATE OF OHIO, COUNTY OF MONTGOMERY

BE IT REMEMBERED that on this 4 day of June, 1999, before me, the subscriber, a Notary Public in and for the State of Ohio, personally came James A. Miller, President, and Emmett L. Reder, Secretary, of the Grantor in the foregoing deed, and acknowledged the signing thereof to be their and its voluntary act and deed, pursuant to authority of its Board of Directors.

**TRANSFERRED**

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal on the date and year aforesaid.

MAR 26 2001

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Kenneth R. Klipfer  
Notary Public KENNETH R. KLIPFER  
Notary Public, State of Ohio  
My Commission has no expiration date.  
Section 147.03 O. R. C.

This Instrument Prepared By: Kenneth R. Klipfer, Esq., 4625 Far Hills Avenue, Dayton, OH 45429  
c:bassdee\n26A

Tax ID# 9-000726.0100

Tax Map# 9-16-354-006

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 26 2001

MERCER COUNTY  
TAX MAP DEPARTMENT

106  
Description paragraph, conveyance Fee  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

VP 3-26-01  
Deputy Aud. Date

Instrument	Book	Page
200100001656	OR 122	810

200100001656  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
03-26-2001 10:26 AM.  
WARRANTY DEED 14.00  
OR Book 122 Page 809 - 810

200100001656  
KENNETH R KLIPFER  
4625 FAR HILLS AVE  
DAYTON, OH 45429