

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That DONALD P. DESCH, married, ("Grantor") for valuable consideration paid, hereby grants, with general warranty covenants, to DONALD P. DESCH, TRUSTEE (or Successor Trustee) under the Amended and Restated Agreement of Trust for Donald P. Desch dated October 26, 2001 ("Grantee"), whose tax-mailing address is 306 North Elm Street, Coldwater, Ohio 45828, an undivided one-half interest in certain real property located in the Village of Coldwater, County of Mercer and State of Ohio, being more particularly described in Exhibit A attached hereto (the "Property").

The Property is conveyed subject to, and there are hereby excepted from the general warranty covenants of Grantors, the following:

- (i) All legal highways;
- (ii) All easements, rights-of-way, covenants, restrictions, reservations and conditions of record;
- (iii) All zoning and building laws, ordinances, resolutions and regulations; and
- (iv) All real estate taxes and assessments not yet due and payable.

Prior Instrument Reference: Volume 145, Page 479  
Mercer County, Ohio Deed Records

Kathleen A. Desch, wife of Grantor, joins in the execution hereof for the purpose of releasing her dower interest in the Property.

WITNESS the execution hereof as of this 26<sup>th</sup> day of October, 2001.

Signed and Acknowledged  
in the Presence of:

Susan J. Cole  
(As to Both)  
Susan J. W. Cole  
Printed Signature

Donald P. Desch  
Donald P. Desch

David A. Wickham  
(As to Both)  
DAVID A. WICKHAM  
Printed Signature

Kathleen A. Desch  
Kathleen A. Desch

**TRANSFERRED**

DESCRIPTION  
SUFFICIENT  
FOR MAPPING PURPOSES

NOV 14 2001

MERCER COUNTY  
AUDITOR'S DEPARTMENT

NOV 15 2001

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

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

MD 11-15-01  
Deputy Aud. Date

TAX MAP #: 8-28-452-018

**Description for Donald Desch**  
**0.392 Acres**

Being a parcel of land located in the Southeast quarter of Section 28, Town 6 South, Range 2 East, Butler Township, Village of Coldwater, Mercer County, Ohio, and described as follows:

Commencing at an Iron Pin marking the north east corner of Lot #74~~5~~ of the Selhorst Fourth Addition, Bk. 6, Pg. 18, marking the TRUE POINT OF BEGINNING;

Thence North 01° 40' 00" East a distance of ten and zero hundredths feet (10.00') to an Iron Pin;

Thence North 89° 10' 34" East along the south right-of-way line of Plum Drive a distance of one hundred twenty and ninety-eight hundredths feet (120.98') to a point referenced to an Iron Pin 0.30' east and 2.08' south of calculated corner;

Thence South 01° 40' 00" West along the west right-of-way line of Elm Street a distance of one hundred forty-one and zero hundredths feet (141.00') to an iron pin;

Thence North 89° 10' 34" West along the north property line of a 0.339 acre tract owned by Micheal S. and Karen A. Kleinhenz, Vol.328, Pg.942 a distance of one hundred twenty and ninety-eight hundredths (120.98') to an Iron Pin;

Thence North 01° 40' 00" East along the east line of the said Selhorst Fourth Addition, a distance of one hundred thirty-one and zero hundredths feet (131.00') to the TRUE POINT OF BEGINNING containing 0.392 acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Vol. 145, Pg. 479.

Description based on a survey by Eric C. Thomas Registered Surveyor No. 7236 in September, 2001 and is on file with the Mercer County Engineers Office.

STATE OF OHIO )  
 ) SS:  
COUNTY OF )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of OCTOBER, 2001 by Donald P. Desch and Kathleen A. Desch, husband and wife.



DAVID R. WICKHAM, Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration date  
Section 147.03 O. R. C.

David A. Wubli  
Notary Public

This Instrument Prepared by:  
Karen R. Adams, Esq.  
Chernesky, Heyman & Kress P.L.L.  
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200100008184 ✓  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
11-15-2001 08:53 AM.  
WARNTY DEED 18.00  
OR Book 133 Page 164 - 166

200100008184  
CHERNESKY HEYMAN & KRESS PLL  
PO BOX 3808  
DAYTON, OH 45401