

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT SHERMAN A. WEAVER, Trustee of the Revocable Living Trust of Sherman A. Weaver, dated January 4, 2000, and as Trustee has full and complete power and authority to sell and convey any property held in the Trust estate. Memorandum of Trust being duly filed in the Mercer County Recorders' Office, OR Book 111, page 48-49, and DEANNA L. WEAVER, Trustee of the Revocable Living Trust of Deanna L. Weaver, dated January 4, 2000, and as Trustee has full and complete power and authority to sell and convey any property held in the Trust estate. Memorandum of Trust being duly filed in the Mercer County Recorders' Office, OR Book 111, page 50-51, the Grantors, who claim title by or through instrument recorded in Volume 89, page 140, Mercer County Recorder's Office, for the consideration of One Dollar and Other Valuable Considerations received to their full satisfaction of Jon C. Derryberry, the Grantee, whose tax mailing address will be P O Box 277, Wapakoneta, Ohio 45895, do Give, Grant, Bargain, Sell, and Convey unto the said Grantee, his heirs and assigns, the following described premises:

Situate in the Township of Franklin, County of Mercer, and State of Ohio:

Being a part of Lot Number Thirty-seven (37), Sollers Third Addition, Section Nineteen (19), Town Six (6) South, Range Three (3) East, as shown on the recorded plat, Franklin Township, Mercer County, Ohio, and described as follows:

Beginning at the Southwest corner of Lot Number Thirty-eight (38), this point also being the Northwest corner of Lot Number Thirty-seven (37); thence Easterly along the North line of Lot Number Thirty-seven (37), sixty-eight (68) feet to a point; thence Southerly fifty-four (54) feet to a point; thence Southwesterly sixty (60) feet to a point on the West line of Lot Number Thirty-seven (37), which is Southerly forty-six (46) feet on the said West line, from the Northwest corner of Lot Number Thirty-seven (37); thence Northerly forty-six (46) feet along the West line of Lot Number Thirty-seven (37) to the point of beginning, subject to all conditions, restrictions and easements of record imposed thereon.

ALSO, an easement hereby granted to the Grantees herein and subsequent owners of the Lot herein conveyed, to the water front for the use and enjoyment of a fishing dock, which shall not exceed fifteen (15) feet of water front. The easement is granted on the condition that regulations are complied with by the owner, so that each lot owner in the Sollers Third Addition has equal use of the water front and are responsible for its clean and unobstructed appearance.

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TAX MAP # 9-19-402-022

DESCRIPTIVE
SUFFICIENT
FOR TAX MAP PURPOSES

DEC 20 2001

MERCER COUNTY
TAX MAP DEPARTMENT

Tax parcel number: 09-010600.0000

Taxes shall be prorated to date of closing. Grantee shall assume and pay all taxes and assessments thereafter.

be the same more or less, but subject to all legal highways.

To Have and To Hold the above granted and bargained premises, with the appurtenances, unto the said Grantee, his heirs and assigns forever.

And, Sherman A. Weaver, Trustee, and Deanna L. Weaver, Trustee, Grantors, do for themselves and their heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the ensealing of these presents, they are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever and that they will warrant and defend said premises, with the appurtenances thereunto belonging to the said Grantee, his heirs and assigns, against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, they have hereunto set their hands on the 10th day of December, 2001.

Signed and acknowledged in the presence of:

~~Exemption paragraph; conveyance Fee~~ 40.50
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

SLG 12-20-01
Deputy Aud. Date

Dawn M Hovner

Sherman A. Weaver
SHERMAN A. WEAVER, Trustee

Mary Ann Baker
Mary Ann Baker

Deanna L. Weaver
DEANNA L. WEAVER, Trustee

TRANSFERRED

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MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

STATE OF OHIO, MERCER COUNTY, SS:

Before me, as Notary Public in and for said County and State, personally appeared the above named Sherman A. Weaver and Deanna L. Weaver, Trustees, who acknowledged 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 Celina, Ohio, this 10th day of December, 2001.



DAWN M. HUWER
Notary Public • State of Ohio
My Commission Expires:
May 31, 2006
Recorded in Mercer County

Dawn M Huwer
Notary Public

This instrument prepared by Daniel Myers, Attorney, Celina, Ohio 45822

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wp:a:weaver.re

200100009564
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
12-20-2001 10:27 am.
WARTY DEED 18.00
OR Book 135 Page 1432 - 1434

200100009564
JAMES D POHLMAN
105 N BROADWAY
SPENCERVILLE, OH 45887