

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

DAVID J. ROMER and CARLA S. ROMER, husband and wife, of Mercer County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to

TROY A. FLENAR,

whose tax mailing address is 5381 Kremer-Hoying Road, St. Henry, Ohio 45883, the following real property:

Situated in the Township of Granville, County of Mercer and State of Ohio:

Being a parcel of land out of the Southwest corner of the Southeast quarter of the Southeast quarter of Section 14, Granville Township, Mercer County, Ohio, and more particularly described as follows:

Beginning at the Southwest corner of the Southeast quarter of the Southeast quarter of Section 14, Town 7 South, Range 2 East, thence East on and along the centerline of Kremer-Hoying Road a distance of 195 feet; thence North parallel with the West line of the Southeast quarter of the Southeast quarter a distance of 215 feet; thence West parallel with the centerline of the Kremer-Hoying Road a distance of 195 feet to the West line of the Southeast quarter of the Southeast quarter; thence South on and along the West line of the Southeast quarter of the Southeast quarter a distance of 215 feet to the place of beginning containing 0.96 acres of land, more or less, subject to the right of way of the Kremer-Hoying Road along the entire south side.

NOTE: The above real property is also known as Lot No. Two of Wehrkamp's Subdivision as the same is shown on the recorded plat thereof at Plat Book 10, Page 9, Plat Records of Mercer County, Ohio. Said real estate is subject to all restrictions set forth in Miscellaneous Volume 4, Page 579, Mercer County Recorder's Office.

Parcel No. 20-007400.0000

Last Transfer: Official Records Volume 20, Page 496, Recorder's Office of Mercer County, Ohio.

Taxes shall be pro-rated to the date of closing.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 31 2002

MERCER COUNTY
TAX MAP DEPARTMENT

~~Exemption paragraph, conveyance Fee~~ 130.00

The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319. 202 Mark Giesige Mercer County Auditor.

E.M. 1-31-02
Deputy Aud. Date

TRANSFERRED

JAN 31 2002

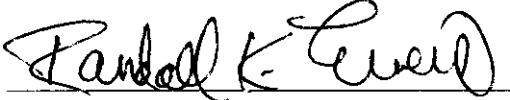
MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

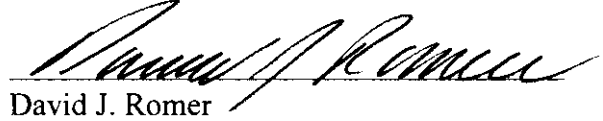
TAX MAP # 11-14-400-003

IN WITNESS WHEREOF, the said **DAVID J. ROMER** and **CARLA S. ROMER**, husband and wife, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 31st day of January, 2002.

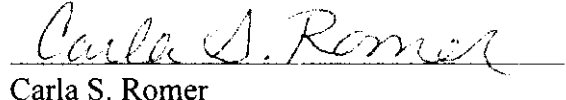
Signed and acknowledged in presence of:

200200001144
Filed for Record in
MERCER COUNTY, OHIO
JANUARY 31 2002 01:05 PM.
WARRANTY DEED 14.00
OK Book 137 Page 2635 - 2636


Witness Randall K. Evers


David J. Romer



Witness Shirley Siefring


Carla S. Romer
200200001144
KEITH M SCHNELLE
PO BOX 499
SIDNEY, OH 45865-0499

STATE OF OHIO, COUNTY OF MERCER, SS:

On this 31st day of January, 2002, before me, a Notary Public, personally came **DAVID J. ROMER** and **CARLA S. ROMER**, husband and wife, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.


Notary Public

SEAL

RANDALL K. EVERS, Notary Public
In and for the State of Ohio
My Commission Expires 9/3/2003