

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That JAMES W. SOWAR and MARY C. SOWAR, husband and wife ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to JAMES W. SOWAR and MARY C. SOWAR, husband and wife, for their joint lives, the remainder to the survivor of them ("Grantee"), whose tax-mailing address is 806 Parkview Drive North, Coldwater, Ohio 45828, 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 and made a part hereof (the "Property").

The Property is conveyed subject to, and there are hereby excepted from the general warranty covenants of Grantor, 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 218, Page 189 and Volume 289, Page 489
Mercer County, Ohio Deed Records.

WITNESS the execution hereof as of this 13 day of February 2002.

Signed and Acknowledged
in the Presence of:

Theresa Gilmore
Theresa Gilmore
Printed Name

James W. Sowar
James W. Sowar

Deborah A. Richman
Deborah A. Richman
Printed Name

Theresa Gilmore
Theresa Gilmore
Printed Name

Mary C. Sowar
Mary C. Sowar

Exhibit A

Parcel I

Situated in the Village of Coldwater, County of Mercer, and State of Ohio and Being Lot Number Nine Hundred One (901) and 15 feet of uniform width off of the west side of Lot Number Nine Hundred Two (902) in Selhorst Eighth Addition to the Incorporated Village of Coldwater, Ohio as shown on the recorded plat of said village.

Parcel II

Situated in the Village of Coldwater, County of Mercer, and State of Ohio, and being a part of Lot #902 Selhorst Eighth Addition, and more particularly described as follows:

Commencing at the southeast corner of Lot #902 in the Selhorst Eighth Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded plat of said Village; thence west along the south line of said Lot #902 a distance of sixty (60) feet to the place of beginning for the tract to be conveyed by this instrument; thence north parallel with the east line of Lot #902 a distance of one hundred and seventeen (117) feet to a point on the north line of said Lot #902; thence west on and along the north line of Lot #902 a distance of ten (10) feet to a point; thence south parallel to the west boundary line of said Lot #902 a distance of one hundred and seventeen (117) feet to a point on the south boundary line of Lot #902; thence east on and along the south boundary line of Lot #902 a distance of ten (10) feet to the place of beginning.

Tax Map 8-28-329.020

Tax ID 5-129600.0000

TRANSFER NOT NECESSARY

:86089.1

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 15 2002

MERCER COUNTY
TAX MAP DEPARTMENT

FEB 15 2002

MARCUS S. GEORGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Deborah A. Riethman

Deborah A. Riethman

Printed Name

200200001668
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K. BARGER
02-15-2002 10:43 am.
WARRANTY DEED 18.00
OR Book 138 Page 1972 - 1974

200200001668
JAMES SOWAR
806 PARKVIEW DR N
COLDWATER, OH 45828

STATE OF OHIO)
) SS:
COUNTY OF Mercer)

The foregoing instrument was acknowledged before me this 13 day of Feb 2002
by James W. Sowar and Mary C. Sowar, husband and wife.

Deborah A. Riethman
Notary Public

This Instrument Prepared by:
Karen R. Adams, Esq.
Chernesky, Heyman & Kress P.L.L.
1100 Courthouse Plaza, S.W.
P.O. Box 3808
Dayton, Ohio 45402

Deborah A. Riethman
Notary Public, State of Ohio
Commission Expires May 4, 2004

:86076.1

SEAL