

Know all Men by these Presents

That George Clifford Chalou and June Chalou, his wife; and Gerald F. Maul, II and Barbara Maul, his wife, of Fairfax County, Virginia, and Montgomery County, Ohio, respectively,

in consideration of One Dollar and Other Valuable Considerations-----

to them in hand paid by Joseph J. Parrock, Sr. and Barbara R. Parrock

whose address is 8583 State Route 219, Celina, OH 45822, do hereby Grant, Bargain, Sell and

Convey to the said Joseph J. Parrock, Sr. and Barbara R. Parrock, their heirs and assigns forever, the

following described Real Estate, situate in the Township of Franklin in the County of Mercer and the State of Ohio, to-wit:

Situate in the Township of Franklin, County of Mercer and State of Ohio, and bounded and described as follows:

Being Lot No. One (1) and Lot No. Three (3) in Loeber's Subdivision as the said lots are numbered and delineated upon the plat thereof of record in Plat Book 6, Page 25, Recorder's Office of Mercer County, Ohio; said Loeber's Subdivision being located in the west half of the southwest quarter of Section Twenty-four (24), Town Six (6) South, Range Three (3) East, Franklin Township, Mercer County, Ohio.

In accepting this conveyance, grantees hereby assume and agree as follows: (1) to pay a full proportionate share of the cost of construction and maintenance of driveways within said subdivision and driveway used for ingress and egress, which shall be four (4) tons of stone per year until further notice; and (2) to comply with the restrictions contained in Volume 122, Page 520 of the Deed Records of Mercer County, Ohio, which, in brief, prohibit setting cottages nearer than fifteen (15) feet from the east line of said subdivision, permit renting cottages, allow one boat per cottage, and reserve all other commercial rights to Wm. H. Hecht, his heirs and assigns.

Parcel No. (Lot No. 1) 9-111000-0000

Parcel No. (Lot No. 3) 9-111200-0000

The Grantors herein agree and assume to pay the June, 2002 installment of taxes and assessments and all thereafter.

Last Transfer: Deed Record Volume 322, Page 481

and all the Estate, Right, Title and Interest of the said grantors in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantees, Joseph J. Parrock, Sr. and Barbara R. Parrock, their heirs and assigns forever.

And the said Grantors, do hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unincumbered, and that they will Defend the same against all lawful claims of all persons whomsoever, except for the June, 2002 installment of taxes and all thereafter.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 29 2002

9-24-302-001
TAX MAP #: 9-24-302-003

MERCER COUNTY
TAX MAP DEPARTMENT

In Witness Whereof, *the said* George Clifford Chalou, and June Chalou, his wife; and Gerald F. Maul, II and Barbara Maul, his wife, who hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 27th day of March, 2002, in the year A.D. two thousand and two (2002).

Signed and acknowledged in presence of us:

Dan Briner
Dan Briner

James P. Hogan
James P. Hogan

George Clifford Chalou
George Clifford Chalou

June Chalou
June Chalou

Gerald F. Maul, II
Gerald F. Maul, II

Barbara Maul
Barbara Maul

State of Ohio
Mercer County, ss.

200200002955
HOGAN
FILE

On this 27th day of March A.D. 2002, before me, a notary public in and for said County, personally came George Clifford Chalou and June Chalou, his wife; and Gerald F. Maul, II and Barbara Maul, his 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.

James P. Hogan
Notary Public, State of Ohio

JAMES P. HOGAN, Attorney At Law
Notary Public - State of Ohio
My Commission has No Expiration
Section 147.03 ORC

200200002955
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
03-29-2002 10:33 am.
WARNTY DEED 14.00
OR Book 140 Page 1659 - 1660

SEAL

TRANSFERRED

MAR 29 2002

MARILYN DELORE
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance Fee~~ 12.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

KP 3-29-02
Deputy Aud. Date

This instrument prepared by James P. Hogan, Attorney at Law