

SURVIVORSHIP GENERAL WARRANTY DEED

LESTER V. YOUNGKER and **PAULINE G. YOUNGKER** (husband and wife), for valuable consideration paid, grant, with general warranty covenants to, **LESTER V. YOUNGKER** and **PAULINE G. YOUNGKER** for their joint lives, remainder to survivor of them, whose tax mailing address is 5540 Johnston Rd., Celina, Ohio 45822, the following REAL PROPERTY: Situated in the Township of Butler, County of Mercer and State of Ohio, and bounded and described as follows:

Being a certain Tract of land located in the Southeast quarter (1/4) of Section Thirteen (13), Town Six (6) South, Range Two (2) East, in Butler Township, Mercer County, Ohio, as shown on the Plat of a survey made by B. R. Gebhart, Registered Surveyor No. 3909, which is dated March 28, 1969, and to which Plat reference is hereby made for a more definite description;

Beginning a point "A" in the centerline of Johnston Road a distance of Three Hundred (300) feet North 4 degrees, 42 feet, 47 inches West of the intersection of the centerline of the Johnston Road and the South line of Section Thirteen (13); thence continuing North 4 degrees, 42 feet, 47 inches West on and along the centerline of Johnston Road a distance of Three-Hundred Eighty (380) feet to point "B"; thence South 88 degrees 48 feet, 47 inches East a distance of Four Hundred Twenty-six and Forty Hundredths (426.40) feet to point "C" in the centerline of US Route 127; thence South 2 degrees, 11 feet, 13 inches, West on and along the centerline of US Route 127 a distance of Two Hundred Ninety-seven and Fifty Hundredths (297.50) feet to point "Z"; thence South 42 degrees, 59 feet, 13 inches West a distance of Forty-one and Eighty-six Hundredths (41.86) feet to a wood stake, point "R"; thence South 04 degrees, 21 feet, 13 inches West a distance of Forth-nine and Thirty-eight Hundredths (49.38) feet to a wood stake, point "D"; thence North 88 degrees, 48 feet, 47 inches West a distance of Three Hundred Fifty-one and Thirty-four Hundredths (351.34) feet to point "A", the place of beginning, containing Three and Forty-six Hundredths (3.46) acres of land more or less, subject to all legal highways.

Points designated as "D-R-Z" are a State property line and lie within the Right-Of-Way of US Route 127. Bearing on lines "Z-R" and "R-D" was taken from the Plat of the State of Ohio Department of Natural Resources Survey of this part of Section Thirteen (13) in Butler Township which was made by the Jennings-Lawrence Co., Columbus, Ohio, in 1968. All other bearings figured from actual angles turned in the field.

Previous deed records: Volume 237, Page 309 of the Records of Mercer County
And Volume 240, Pages 466 and 467 of the Records of Mercer County.

Parcel Number: 2-001600-0000

Tax Mailing Address: 5540 Johnston Road
Celina, Ohio 45822

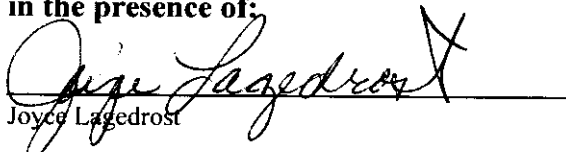
DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

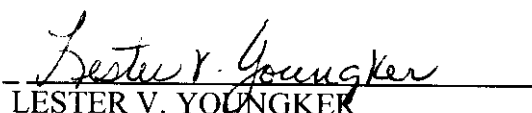
MAY 16 2002

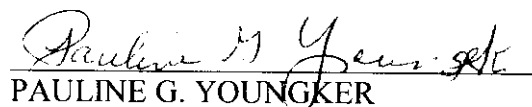
MERCER COUNTY
TAX MAP DEPARTMENT

LESTER V. YOUNGKER and **PAULINE G. YOUNGKER** witness their hands this
10th day of May 2002.

Signed and acknowledged
in the presence of:


Joyce Lagedrost


LESTER V. YOUNGKER


PAULINE G. YOUNGKER

TRANSFER NOT NECESSARY

MAY 16 2002

JOYCE LAGEDROST
COUNTY AUDITOR
MERCER COUNTY, OHIO

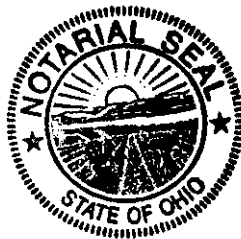
State of Ohio)
)
Mercer County) S.S.

BE IT REMEMBERED, That on this 10th day of May, 2002, before me, the subscriber, a Notary Public in and for said County, personally came the above named LESTER V. YOUNGKER and PAULINE G. YOUNGKER, the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Instrument prepared by:
Carl I. Utrata, #0024341
Attorney at Law
1506 Arthur Ave.
Lakewood, Ohio 44107


Notary Public



JOYCE LAGEDROST, Notary Public
In and for the State of Ohio
My Commission Expires Sept. 10, 2002

200200004254
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
05-16-2002 03:16 pm.
SURVIV DEED 14.00
OR Book 142 Page 1422 - 1423

200200004254
LAGEDROST FINANCIAL SERVICES
2357 WRENCROFT CIRCLE
DAYTON, OH 45459