

BASS LANDING, INC., a corporation organized and existing under the laws of the State of Ohio ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to LINDA SHANK, TRUSTEE, under a Trust dated June 7, 1996 ("Grantee"), whose tax mailing address is 49 Perry Street, New Lebanon, Ohio 45345, the following real property: Situated in the Township of Franklin, County of Mercer and State of Ohio and being Lot Numbered 48, Bass Landing, as recorded in Plat Cabinet 1, Page 250 of the Plat Records of Mercer County, Ohio.

Subject to all easements, conditions and restrictions of record, including, but not limited to, those set forth in the Declaration of Covenants, Conditions, Restrictions and Assessments for Bass Landing, Inc., as recorded in Volume 11, Page 984 of the records of Mercer County, Ohio, Records Office, all supplements and amendements thereto, and all taxes and assessments. In addition, Grantee has a shared well (located on Lot No. 49), which the Grantee agrees to maintain in conjunction with the adjoining property owner.

Prior Instrument Reference: Volume 250, Page 854 and Volume 266, Page 207, of the deed records of Mercer County, Ohio.

IN WITNESS WHEREOF, Grantor has caused its corporate name to be subscribed hereto by James A. Miller, its President, and Theodore Pearson, its Secretary, thereunto duly authorized by resolution of its Board of Directors, this 17th day of September, 1996.

Signed and acknowledged in the presence of:

BASS LANDING, INC.

Beverly J. Hislope  
Witness

By James A. Miller  
James A. Miller, President

Catherine T. Keegan  
Witness Catherine T. Keegan

By Theodore Pearson  
Theodore Pearson, Secretary

STATE OF OHIO, COUNTY OF Montgomery

BE IT REMEMBERED that on this 17th day of September, 1996, before me, the subscriber, a Notary Public in and for the State of Ohio, personally came James A. Miller, President, and Theodore Pearson, Secretary, of the Grantor in the foregoing deed, and acknowledged the signing thereof to be their and its voluntary act and deed, pursuant to authority of its Board of Directors.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on the date and year aforesaid.



BEVERLY J. HISLOPE, Notary Public  
In and for the State of Ohio  
My Commission Expires June 5, 1997

Beverly J. Hislope  
Notary Public

This Instrument Prepared By: Kenneth R. Klipfer, Esq., 4625 Far Hills Avenue, Dayton, OH 45429  
c:bassdee48

**APPROVED**

OCT 02 1996

MERCER COUNTY  
TAX MAP DEPARTMENT

BY J. F. E.

**TRANSFERRED**

OCT 3 1996

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

**16-819**

ENG. MAP #: 005-1634-02-004.00-09

Exemption paragraph, conveyance Fee 4.40  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

LAC 10-2-96  
Deputy Aud. Date

9600062788  
Filed for Record in  
MERCER COUNTY, OHIO  
PATRICIA E. GROTE  
On 10-03-1996 At 01:56 pm.  
WD 14.00  
Vol. 16 Pg. 818 - 819

9600062788  
LAWYERS TITLE INSURANCE CORP  
SEE ENV