

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that RONALD H. AMSTUTZ, aka RON L. AMSTUTZ, aka RON AMSTUTZ, aka RONALD AMSTUTZ, a married person, the Grantor herein, for valuable consideration paid, grants, with general warranty covenants to AMSTUTZ PROPERTIES, LLC, an Ohio Limited Liability Company, whose tax mailing address is 509 East Wayne Street, Celina, Ohio 45822, the following described parcels:

TRACT 1:

Situated in the City of Celina, County of Mercer and State of Ohio, to-wit:

Being the East One-half (1/2) of Lot Number Two Hundred Nine (209) of the Original Plat of the City of Celina, Ohio, as the same is recorded in the Recorder's Office of Mercer County, Ohio, subject to the zoning laws of the City of Celina, Ohio.

LAST TRANSFER: Official Record Volume 105, Page 202

TAX PARCEL NUMBER: 27-089100.0000

TAX MAP NUMBER: 09-06-105-006

ADDRESS: 222-224 East Anthony Street, Celina, Ohio 45822

TRACT 2:

Situated in the City of Celina, County of Mercer and State of Ohio, to-wit:

Being Lot Number Thirty-four (34) in Godfrey Heights Addition to the City of Celina, Ohio, as the same is shown upon the recorded plat of said Addition, LESS AND EXCEPT Fifty (50) feet of uniform width off the

TRANSFERRED

MAR 13 2003

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 13 2003

MERCER COUNTY
TAX MAP DEPARTMENT

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

3-13-03
Deputy Aud. Data

South side of said Lot Number Thirty-four (34), subject to all zoning ordinances of the City of Celina, Ohio, and subject to all other easements, conditions, restrictions and rights-of-way of record.

LAST TRANSFER: Official Record Volume 100, Page 284

TAX PARCEL NUMBER: 27-189200.0000

TAX MAP NUMBER: 08-01-331-001

ADDRESS: 924 Wilkins Street, Celina, Ohio 45822

TRACT 3:

Situated in the City of Celina, County of Mercer and State of Ohio, to-wit:

Being the East One-half (1/2) of In-Lot Number Four Hundred Sixty-five (465) as shown on the recorded plat of said City of Celina, Ohio, subject to the rights-of-way of the C.H. & D. Railroad Company and subject to all conditions, restrictions and easements of record and the zoning laws of the City of Celina, Ohio.

LAST TRANSFER: Official Record Volume 104, Page 123

TAX PARCEL NUMBER: 27-128500.0000

TAX MAP NUMBER: 08-01-258-012

ADDRESS: 419 West Warren Street, Celina, Ohio 45822

TRACT 4:

Situated in the City of Celina, County of Mercer and State of Ohio, to-wit:

Being Lot Number Five (5) in Wedgewood Addition to the City of Celina, Ohio, as the said lot is numbered and delineated upon the recorded plat thereof in Plat Book 6, Page 6, in the Recorder's Office of Mercer County, Ohio, subject to all restrictions, limitations, conditions, reservations and easements of record imposed thereon.

LAST TRANSFER: Official Record Volume 104, Page 665

TAX PARCEL NUMBER: 27-256000.0000

TAX MAP NUMBER: 09-06-205-015

ADDRESS: 215 North Enterprise Street, Celina, Ohio 45822

TRACT 5:

Situated in the City of Celina, County of Mercer and State of Ohio, to-wit:

Being all of Lot Number Fifty-two (52) in Miami Addition to the City of Celina, Ohio, as same is set forth on the recorded plat thereof in Plat Book 2, Page 107, of the Plat Records of Mercer County, Ohio, subject to all easements, restrictions, conditions and limitations imposed thereon and the zoning laws of the City of Celina, Ohio.

LAST TRANSFER: Official Record Volume 108, Page 469

TAX PARCEL NUMBER: 27-211600.0000

TAX MAP NUMBER: 08-01-456-014

ADDRESS: 715 Vining Street, Celina, Ohio 45822

TRACT 6:

Situated in the Township of Jefferson, County of Mercer and State of Ohio, to-wit:

Being Lots Numbered One Hundred (100), One Hundred One (101), One Hundred Two (102), One Hundred Three (103), One Hundred Four (104) and One Hundred Five (105) in Nicholson's Grandview Terrace, Town Six (6) South, Range Three (3) East as the same appear upon the recorded plat thereof in Plat Book 4, Page 11, in the Recorder's Office of Mercer County, Ohio.

LAST TRANSFER: Official Record Volume 141, Page 1319

TAX PARCEL NUMBERS: 26-226600.0000, 26-226700.0000,
26-226800.0000, 26-226900.0000,
26-227000.0000, 26-227100.0000

TAX MAP NUMBERS: 09-05-154-007, 09-05-154-011, 09-05-154-010,
09-05-154-006, 09-05-154-009, 09-05-154-005

ADDRESS: 139 Bayview Drive, Celina, Ohio 45822

TRACT 7:

Situated in the Township of Hopewell, County of Mercer and State of Ohio, to-wit:

Being Ten (10) acres of uniform width off the South end of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Town Five (5) South, Range Two (2) East, LESS AND EXCEPT the following:

Beginning for this exception at a point Twenty-one (21) feet West of the Stone at the Southeast corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twelve (12); thence North 89° 50' West a distance of One Thousand Three Hundred Sixteen and Six Hundredths (1,316.06) feet to the section stone in the center of the Southeast quarter (1/4) of Section Twelve (12); thence North 1° 05' East a distance of Three Hundred Forty-seven and Forty-six Hundredths (347.46) feet to the South line of the Pauline Wilson Tract, being marked by a wood corner post; thence South 89° 50' East a distance of Three Hundred Forty-eight and Fifty-five Hundredths (348.55) feet to an iron pipe; thence South 00° 10' West a distance of One Hundred Seventy and Sixty-five Hundredths (170.65) feet to an iron pipe; thence continuing South 89° 50' East a distance of One Hundred Thirty-five (135.00) feet to an iron pin; thence North 82° 31' East a distance of Three Hundred Fifty-eight and Twenty-four Hundredths (358.24) feet along the centerline of a driveway as shown on a plat of survey recorded in Plat Book 4, Page 120, Mercer County, Ohio, Engineer's Office, to a wood stake in the centerline of old U.S. 127; thence South 17° East a distance of Two Hundred Thirty-four and Sixty Hundredths (234.60) feet along said centerline to the place of beginning;

Also LESS AND EXCEPT the right-of-way of U.S. Route 127 on the East side; also being subject to a Twenty (20) foot right-of-way for the aforesaid driveway shown in Plat Book 4, Page 120.

Leaving after said Exceptions Three and Eighteen Hundredths (3.18) acres, more or less.

Also LESS AND EXCEPT the following:

Being a parcel of land situated in Hopewell Township, Mercer County, Ohio, and in the Southeast Quarter (1/4) of Section Twelve (12), Township Five (5) South, Range Two (2) East, being more particularly described as follows:

Commencing at a cornerstone found at the Southwest corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twelve (12); thence North 00° 49' 50" East, One Hundred Seventy-five

and Eighty Hundredths (175.80) feet to an iron pipe found; thence South 89° 51' 12" East Three Hundred Fifty-one and Twenty-three Hundredths (351.23) feet to an iron pipe found being the point of beginning; thence North 00° 08' 48" East, One Hundred Sixty-nine and Ninety-four Hundredths (169.94) feet to an iron pin with cap set; thence North 89° 57' 29" East Four Hundred Forty-six and Fifty Hundredths (446.50) feet to an iron pin with cap set; thence South 00° 08' 45" West, One Hundred Seventy-one and Forty-one Hundredths (171.41) feet to an iron pin with cap set; thence North 89° 51' 12" West, Four Hundred Forty-six and Fifty Hundredths (446.50) feet to the point of beginning, containing One and Seventy-five Hundredths (1.75) acres of land, more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated September 3, 1994, on file in the County Engineer's Office.

LAST TRANSFER: Official Record Volume 112, Page 633

TAX PARCEL NUMBER: 24-004000.0000

TAX MAP NUMBER: 05-12-400-012

ADDRESS: 9155 State Route 127 North, Celina, Ohio 45822

TRACT 8:

Situated in the Village of Rockford, County of Mercer and State of Ohio, to-wit:

Being Lot Number One Hundred Five (105) in the incorporated Village of Rockford as same is set forth on the recorded plat thereof in the Recorder's Office of Mercer County, Ohio.

LAST TRANSFER: Official Record Volume 141, Page 1712

TAX PARCEL NUMBER: 08-016100.0000

TAX MAP NUMBER: 02-16-311-007

ADDRESS: 209 East Second Street, Rockford, Ohio 45882

TRACT 9:

Situated in the City of Celina, County of Mercer and State of Ohio, to-wit:

Being Lot Number One Hundred Thirty-two (132) in Miami Addition to the City of Celina, Ohio, as shown on the recorded plat thereof in Plat Book 2, Page 107, of the Plat Records of Mercer County, Ohio, and subject to the zoning laws of the City of Celina, Ohio, and all easements, conditions, restrictions and rights-of-way of record.

LAST TRANSFER: Official Record Volume 144, Page 1578

TAX PARCEL NUMBER: 27-219800.0000

TAX MAP NUMBER: 08-01-455-017

ADDRESS: 925 Murlin Avenue, Celina, Ohio 45822

TRACT 10:

Situated in the Village of Rockford, County of Mercer and State of Ohio, to-wit:

Being the South One-half (1/2) of Lot Number Twenty-one (21) of the Village of Rockford as shown on the recorded plat thereof.

ALSO, being a part of Out-Lot Number Three (3) of the Village of Rockford and more particularly described as follows:

Beginning at the Southwest corner of said Out-Lot Number Three (3); thence East on and along the South line of said Out-Lot Number Three (3), a distance of Two Hundred Fourteen and Five Tenths (214.5) feet to a point, said point being the true place of beginning for the parcel herein described; thence North on and along the East line of an alley a distance of Sixty-six (66) feet to a point; thence East a distance of Sixty-six (66) feet to a point; thence South a distance of Sixty-six (66) feet to a point; thence West a distance of Sixty-six (66) feet to the true place of beginning.

LAST TRANSFER: Official Record Volume 154, Page 648

TAX PARCEL NUMBER: 08-003300.0000

TAX MAP NUMBER: 02-17-285-005

ADDRESS: 109 North Franklin Street, Rockford, Ohio 45882

TRACT 11:

Situated in the Village of Rockford, County of Mercer and State of Ohio,
to-wit:

Being Lot Number Three (3) as shown on the B.R. Gebhart Partial Survey of Out-Lot Number Two (2) of the Village of Rockford, Ohio. Said subdivision of Out-Lot Number Two (2) is recorded in Volume 4, Page 65 of the Plat Records in the Recorder's Office of Mercer County, Ohio.

ALSO, beginning at the Northeast corner of Lot Number Three (3) as shown on the B. R. Gebhart Partial Survey of Out-Lot Number Two (2), Village of Rockford, Mercer County, Ohio, recorded in Plat Book 4, Page 65, Recorder's Office, Mercer County, Ohio; thence South approximately Fifty-eight and Twenty-five Hundredths (58.25) feet to the Southeast corner of Lot Number Three (3); thence East approximately Thirty-three (33) feet along the extension of the Southern Boundary line of said Lot Number Three (3); thence North approximately Fifty-eight and Twenty-five Hundredths (58.25) feet to the extended North Boundary line of said Lot Number Three (3); thence West approximately Thirty-three (33) feet along said extended North Boundary line to the place of beginning.

LAST TRANSFER: Official Record Volume 156, Page 2620

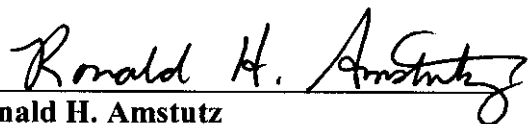
TAX PARCEL NUMBER: 08-051700.0000

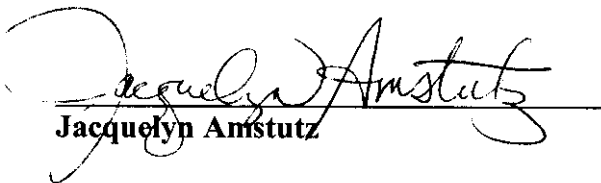
TAX MAP NUMBER: 02-17-282-003

ADDRESS: 204 Jay Street, Rockford, OH 45882

The Grantee herein assumes and agrees to pay all real estate taxes and assessments due and payable in July, 2003, and thereafter.

Ronald H. Amstutz and Jacquelyn Amstutz, who hereby releases all her right and expectancy of dower herein, have hereunto set their hands this 11th day of March, 2003.


Ronald H. Amstutz

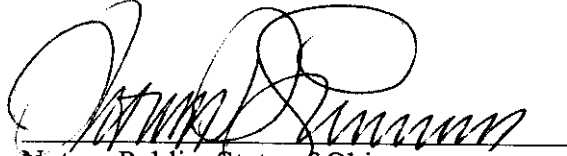

Jacquelyn Amstutz

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me a Notary Public in and for said State, personally appeared the above named **Ronald H. Amstutz and Jacquelyn Amstutz, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 11th day of March, 2003.

SEAL



Notary Public, State of Ohio

THOMAS D. LAMMERS, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration
Section 147.03 ORC

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS.
 113 East Market Street
 P.O. Box 404
 Celina, OH 45822

TDL/dg

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 13 2003

MERCER COUNTY
TAX MAP DEPARTMENT

200300002391
 Filed for Record in
 MERCER COUNTY, OHIO
 TAMARA K BARGER
 03-13-2003 02:37 pm.
 WARNTY DEED 38.00
 OR Book 160 Page 118 - 125

200300002391
 PLS
 FILE