

TRANSFERRED

MAR 21 2003

**MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO**

Instrument 200300002640 OR Book Page 160 1521
Exemption paragraph, conveyance Fee E(M)
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
UFB 3/21/03
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **RONALD H. AMSTUTZ, aka RONALD AMSTUTZ, a married person**, the Grantor herein, for valuable consideration paid, grants, with general warranty covenants to **AMSTUTZ PROPERTIES II, 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 a part of Lots One Hundred Forty-three (143) and One Hundred Forty-four (144) in the City of Celina, Ohio, and more particularly described as follows:

Beginning at a point Ninety-five (95) feet South of the Northeast corner of In-Lot Number One Hundred Forty-four (144) in the City of Celina, Ohio; thence West across said Lots One Hundred Forty-four (144) and One Hundred Forty-three (143) to the alley running parallel to Main Street; thence South along said alley Twenty (20) feet; thence East to Main Street; thence North to the place of beginning, and including the North One-half (1/2) of the North wall of the building heretofore owned by Mary A. Schmitt, a reference being made to Deed Record 91, Page 77, of the Records of the Mercer County Recorder.

ALSO, conveyed hereby is all of Grantors' right, title and interest in a certain party wall contract of record in Lease Book 22, Page 496, in the Recorder's Office of Mercer County, Ohio.

LAST TRANSFER: Official Record Volume 44, Page 775

TAX PARCEL NUMBER: 27-078800.0000

TAX MAP NUMBER: 08-01-281-009

ADDRESS: 211 South Main Street, Celina, Ohio 45822

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 21 2003

MERCER COUNTY
TAX MAP DEPARTMENT

TRACT 2:

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

Being situated in the City of Celina, Ohio, and more particularly described as follows: Commencing Twenty-four (24) feet North of the Southeast corner of In-Lot Number One Hundred Forty-four (144); thence North Twenty-five (25) feet; thence West across Lots Numbered One Hundred Forty-four (144) and One Hundred Forty-three (143) to the alley; thence South Twenty-five (25) feet; thence East across said Lots Numbered One Hundred Forty-three (143) and One Hundred Forty-four (144) to the place of beginning, excepting from said tract, a strip of ground Sixteen and One-half (16-1/2) inches wide off of the South side thereof, and extending Eighty (80) feet West from the East side of Lot Number One Hundred Forty-four (144) aforesaid; and except a strip Twenty-three (23) inches wide off of the South side thereof and extending West from said Sixteen and One-half (16-1/2) inch strip, Eighty-five (85) feet to the alley, and also subject to a party wall contract dated June 20, 1907, between Mary A. Schmitt, first party, and Fred Schlenker, second party, as recorded in Lease Record Volume 22, Page 496, Mercer County Record of Leases and Agreements.

LAST TRANSFER: Official Record Volume 119, Page 1071

TAX PARCEL NUMBER: 27-079000.0000

TAX MAP NUMBER: 08-01-281-010

ADDRESS: 213 South Main Street, Celina, Ohio 45822

TRACT 3:

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

Being a part of In-Lot Number Twenty-seven (27) in the Original Plat of Shanes Ville, now called Rockford, Ohio, and being more particularly described as follows:

Beginning for the same at the Southeast corner of In-Lot Number Twenty-seven (27) aforesaid; thence West to the East line of an alley One Hundred Forty-eight and One-half (148-1/2) feet; thence North Nineteen (19) feet, Three (3) inches to a point on the East line of said alley; thence East One Hundred Forty-eight and One-half (148-1/2) feet to a point on the East line of said In-Lot; thence South Nineteen (19) feet, Three (3) inches to the place of beginning. Said tract consists of Nineteen and One-fourth (19-

1/4) feet frontage on Main Street of the Village of Rockford, Ohio, by One Hundred Forty-eight and One-half (148-1/2) feet depth to the alley.

LAST TRANSFER: Official Record Volume 116, Page 1834

TAX PARCEL NUMBER: 08-004600.0000

TAX MAP NUMBER: 02-16-301-015

ADDRESS: 103 South Main Street, Rockford, OH 45882

TRACT 4:

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

Being a parcel of land situated in Blackcreek Township, Mercer County, Ohio, in the East One-half (1/2) of the Northwest Quarter (1/4) of Section Twenty-four (24), Town Four (4) South, Range One (1) East, being more particularly described as follows:

Beginning at a railroad spike at the Southwest corner of said East One-half (1/2) of the Northwest Quarter (1/4) of Section Twenty-four (24); thence North along the West line of said East One-half (1/2) of the Northwest Quarter (1/4) and the centerline of Stover Road a distance of Three Hundred Eighty-one and Ten Hundredths (381.10) feet to a railroad spike; thence South 89° 55' East a distance of Two Hundred Twenty-eight and Sixty Hundredths (228.60) feet to a Five-eighths (5/8) inch iron bar; thence South a distance of Three Hundred Eighty-one and Ten Hundredths (381.10) feet to a railroad spike in the South line of said Northwest Quarter (1/4) of Section Twenty-four (24); thence North 89° 55' West along the South line of said Northwest Quarter (1/4) of Section Twenty-four (24) and the centerline of Wilson Road a distance of Two Hundred Twenty-eight and Sixty Hundredths (228.60) feet to the place of beginning, containing Two (2.00) acres of land, more or less, subject to all easements and rights-of-way of record and all legal highways.

LAST TRANSFER: Official Record Volume 113, Page 206

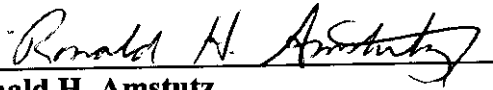
TAX PARCEL NUMBER: 01-031900.0100

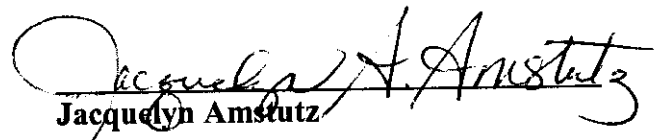
TAX MAP NUMBER: 01-24-100-005

ADDRESS: 11264 Stover Road, 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 20th 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 20th day of March, 2003.

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


Notary Public, State of Ohio

SEAL

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

TDL/lk

200300002640
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
03-21-2003 11:31 am.
WARTY DEED 22.00
OR Book 160 Page 1521 - 1524

200300002640
PLS
FILE