

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS:

Marion L. Fessler and Gary L. Bolton, Executor of the estate of Helen E. Fessler, by the power conferred by Item VI of the will, and every other power, for One (\$1.00) Dollar and other good and valuable considerations, paid, grants, with fiduciary covenants, to:

Robert E. Unrast and Patricia Unrast
8758 St. Rt. 119
Maria Stein, OH 45860-9521

the following real property:

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

Being Lot Number fifty-six (56) of Bayview Third Addition, as the same appears upon the recorded plat thereof, of record in Plat Book 7, Page 24, of the Mercer County, Ohio, Record of Plats, and subject to all restrictions and agreements of record.

Last transfers of record appear in Volume 295, Page 590 of the Mercer County, Ohio, Deed Records and Volume 137, Page 1535 of the Mercer County, Ohio, Official Records.

All real estate taxes and assessments shall be prorated to day of closing.

PARCEL NO. 9-075800.0000

9-22-280-020

TRANSFERRED

SEP 22 2003

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 22 2003

MERCER COUNTY
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee \$144.00
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

QFB 9-22-03
Deputy Aud. Date

ITEM VI OF THE WILL READS AS FOLLOWS:

I authorize My Executor to compromise all claims for or against my estate; and to sell at public or private sale at such terms and prices and credit, as he may deem best, all or any part of my real and personal property; and to execute, acknowledge and deliver proper instruments of conveyance thereof, to any purchaser. My Executor may borrow money from any source to pay debts, estate taxes, and administration expenses, with or without security of estate assets, as fully as if my Executor is sole owner, without consent of any beneficiary of this will.

200300009925
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
09-22-2003 At 02:44 pm.
FIDUC DEED 28.00
OR Book 175 Page 445 - 446

200300009925
ROBERT UNRAST
8758 ST RT 119
MARIA STEIN, OH 45860-9521

Witness my hand this 12th day of September, 2003.

Marion L. Fessler
Marion L. Fessler

GARY L. BOLTON
Gary Bolton
Executors of the estate of
Helen E. Fessler

STATE OF OHIO, COUNTY OF Miami, SS:

Be it remembered, that on the 12th day of September 2003, before me, the subscriber, a Notary Public within and for said County, personally came Marion L. Fessler and Gary L. Bolton, Executors of the estate of Helen E. Fessler, the grantor, in the above conveyance, and acknowledged the signing thereof to be their voluntary act and deed, for the purpose mentioned therein.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

Jerry L. McColloch
Notary Public

JERRY L. MCCOLLOCH
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires July 27, 2004

SEAL

This instrument prepared by: Meikle, Tesno & Luth, Attorneys
100 N. Main St., Celina, OH 45822