

# SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS, that MYRON E. HYATT and BETTY J. HYATT, husband and wife, of Mercer County, State of Ohio, for valuable consideration paid, grants with general warranty covenants to JOHN T. POWELL and JUANITA O. POWELL, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 6597 Brookside Dr., Celina, Ohio 45822, the following real property:

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

Real Estate as described on **Exhibit "A"** attached hereto and incorporated herein by reference.

This deed in executed and delivered to correct title matters resulting from an error in the above description as it appeared in certain deeds recorded Official Record Vol. 44, page 760; Official Record Vol. 48, page 917; and Official Record Vol. 69, page 160, in the Office of the Recorder of Mercer County, Ohio. The fourth word in the first line of the second paragraph was erroneously typed as "Southwesterly." The correct word as contained in the description herein is "Southeasterly."

Prior Instrument Reference: Official Record Vol. 44, Page 760, Auglaize County Deed Records. Myron E. Hyatt and Betty J. Hyatt, respectively, hereby release all rights of dower therein.

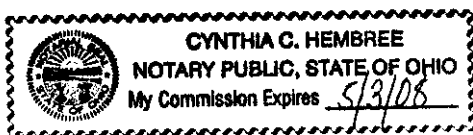
EXECUTED this 26<sup>th</sup> day of November, 2003.

Myron E. Hyatt  
Myron E. Hyatt

Betty J. Hyatt  
Betty J. Hyatt

State of Ohio, )  
Mercer County, ) ss:

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of November, 2003 by MYRON E. HYATT, husband of Betty J. Hyatt.



Cynthia C. Hembree  
Notary Public

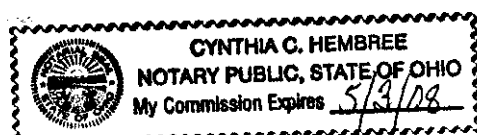
DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

DEC 01 2003

State of Ohio, )  
Mercer County, ) ss:

MERCER COUNTY  
TAX MAP DEPARTMENT

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of November, 2003 by BETTY J. HYATT, wife of Myron E. Hyatt.



Cynthia C. Hembree  
Notary Public

TRANSFER NOT NECESSARY

This instrument prepared by:  
Dennis P. Faller, Attorney at Law  
105 S. Blackhoof Street, P.O. Box 413  
Wapakoneta, Ohio 45895-0413

For TMA 9-119300-4500  
Tax Map# 9-29-103-00 6

DEC 01 2003

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Klosterman Development Corporation

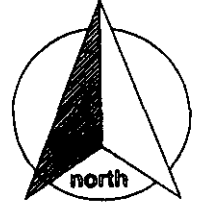


Exhibit "A"

scale:

## LEGAL DESCRIPTION

Being a part of the southwest portion of Lot 42 of Brookside Subdivision of part of Section 29, T-6-S, R-3-E, Franklin Township, Mercer County, Ohio and more particularly described as follows:

Commencing at the southeasterly corner of said Lot 42; thence, S 69 degrees 53' 42" W along the southerly line of said Lot 42, for a distance of 93.73 feet to a 5/8" re-rod w/cap (set), said re-rod being the **POINT OF BEGINNING**;

thence, continuing along the southerly line of said Lot 42 - S 69 degrees 53' 42" W, for a distance of 19.67 feet to a 5/8" re-rod w/cap (set);

thence, N 60 degrees 24' 45" W for a distance of 37.26 feet to a 5/8" re-rod w/cap (set) on the easterly edge of a channel;

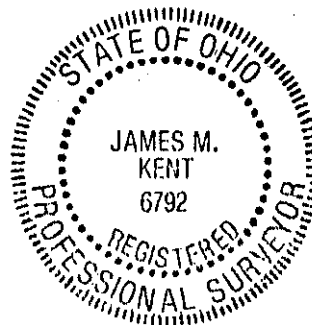
thence, N 08 degrees 43' 42" E along the easterly edge of the aforesaid channel for a distance of 16.05 feet to a 5/8" re-rod w/cap (set);

thence, S 60 degrees 24' 45" E for a distance of 55.70 feet to the **POINT OF BEGINNING**, containing therein 697 square feet. Prepared by James M. Kent, PS 6792 OH with reference hereby made to a plat of survey; Kent Surveying drawing #2649, dated 1/25/97

revised 11/26/03  
point of commencement


200300011663  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
12-01-2003 At 11:01 am.  
SURVIV DEED 28.00  
OR Book 178 Page 14 - 15

200300011663  
PLS  
FILE



  
James M. Kent, PS 6792

CLIENT KLOSTERMAN DEV. DATE 11/26/03  
COUNTY MERCER TOWNSHIP FRANKLIN  
SECTION 29 T-6-S; R-3-E DRAWN BY JMK  
SHEET 2 OF 2 DWG. # 2649

 **kent surveying, inc.**  
P.O. Box 96 - 1750 Bellefontaine Street  
Wapakoneta, OH 45895  
419-738-5677 fax 419-738-7894