

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **JELA Corp.**, a Corporation incorporated under the laws of the State of Ohio, the Grantor, for the consideration of One (\$1.00) Dollar and other good and valuable consideration, received to its full satisfaction of the Grantees, **Buster W. Rowland and Eva F. Rowland**, whose tax mailing address is 3911 Yeager Way, Oregon, OH 43613, does GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, their heirs and assigns, the following described premises:

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

Being all of Lot Numbered Twenty-Three (23) and the entire East one-half of Lot Numbered Twenty-Four (24) of SOUTH POINTE SUBDIVISION FIRST ADDITION as shown on the recorded plat thereof as recorded in Plat Cabinet 1, Pages 261-262, subject to all easements, conditions and restrictions of record, and also subject to the Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements as recorded in Official Records Volume 15, Pages 1013-1029, Mercer County Recorder's Office.

PARCEL NO. 09-033000.2300 and 09-033000.2400

Last transfers of record appear in Volume 2, Page 915, and Volume 2, Page 917, Mercer County Recorder's Official Records.

9.20.282-013,

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 03 2003

All real estate taxes and assessments shall be paid to the date of closing.

be the same more or less, but subject to all legal highways.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, their heirs and assigns forever.

And the said Grantor, does for itself and its successors and assigns, covenant with said Grantees, their heirs and assigns, that at and until the

ensealing of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and has good right to bargain and sell the same in the manner and form as above written, and that the same are free and clear from all encumbrances whatsoever.

And that it will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, forever, against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, said corporation sets its hand and corporate seal, by Deborah A. Borns, its President, this 2 day of NOVEMBER, 2003.

JELA Corp.

by: Deborah A. Borns
Deborah A. Borns, its President

200300011763
COLDWELL BANKER
909 E WAYNE ST
SUITE 107
CELINA, OH 45822

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named JELA Corp., by Deborah A. Borns, its President, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Celina, Ohio, this 4 day of November, 2003.

SEAL

Nancy L. Hathaway
Notary Public
Nancy L. Hathaway
Notary Public For the State of Ohio
Recorded in Mercer County
My Commission Expires 2/4/04

This instrument prepared by:
Meikle, Tesno & Luth, Attys.
100 N. Main St., Celina, OH 45822
without benefit of title search.

TRANSFERRED

DEC 03 2003

COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$142.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
117B 12-3-03
Deputy Aud. Date

200300011763
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
12-03-2003 At 09:05 am.
WARTY DEED 28.00
OR Book 178 Page 402 - 403