

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that TAMIS. FRONING, married and wife of the Grantee, the Grantor, in consideration of One Dollar and Other Valuable Considerations to her in hand paid by SCOTT E. FRONING, married and husband of the Grantor, the Grantee, does hereby Remise, Release, and Forever Quit Claim to the said SCOTT E. FRONING, his heirs and assigns forever, the following described real estate:

Situate in the Village of Coldwater, County of Mercer, and State of Ohio, to-wit:

Being a tract of land located in the Northeast quarter of the Southeast quarter of Section 28, Town six (6) South, Range two (2) East, Butler Township, Village of Coldwater, County of Mercer, State of Ohio, and more particularly described as follows:

Commencing at a stone marking the Northeast corner of the Southeast quarter of the said Section 28, Butler Township, Thence West along the E-W half section line of Section 28, a distance of 544.00 feet, thence South parallel to the East line of Section 28, a distance of 25.00 feet to the place of beginning; thence continuing South, parallel to the East line of Section 28, a distance of 150.00 feet; thence East parallel to the E-W half section line, a distance of 104.00 feet; thence South, parallel to the East line of Section 28, a distance of 341.92 feet; thence South 64° and 31' West, a distance of 166.97 feet; thence West, parallel to the E-W half section line, a distance of 28.87 feet; thence North parallel to the East line of Section 28, a distance of 563.76 feet; thence East parallel to the E-W half section line, a distance of 75.00 feet to the place of beginning. Area described above contains 1.835 acres of land.

ALSO: Situated in the Southeast Quarter of Section 28, Township 6 South, Range 2 East, Butler Township, Village of Coldwater, Mercer County, Ohio, and being a part of the 0.172 acre tract as described in Mercer County Deed Records Volume 302, Page 481, and being more particularly described as follows:

Commencing at a stone at the Northeast corner of the Southeast Quarter of said Section 28; thence North 89° 23' 37" West 544.00 feet along the North line of said Quarter, said North line also being the centerline of Butler Street to a point; thence South 00° 29' 30" West 25.00 feet to an iron pin on the South right-of-way of said Butler Street said iron pin being the TRUE POINT OF BEGINNING for the tract described herein; thence South 89° 23' 37" East 50.00 feet along said South right-of-way to an iron pin at the Northeast corner of said 0.172 acre tract; thence South 00° 29' 30" West 150.00 feet along the East line of said 0.172 acre tract to an iron pin; thence North 89° 23' 37" West 50.00 feet along the North line of the 1.835 acre tract as described in Deed Volume 301, page 898 to an iron pin; thence North 00° 29' 30" East 150.00 feet along the East line of said 1.835 acre tract to the point of beginning containing 0.172 acres, more or less, and being subject to all legal highways and easements of record.

This description was prepared from an actual survey completed in June, 1984, by Richard T. Mote, Registered Surveyor # 5552.

Last Transfer: Volume 311, page 556, Deed Records of Mercer County, Ohio

LESS AND EXCEPT: Situated in the Southeast Quarter of Section 28, Township 6 South, Range 2 East, Butler Township, Village of Coldwater, Mercer County, Ohio, and being a part of the 1.835 acre tract as described in Mercer County Deed Records Volume 301, page 898, and being more particularly described as follows:

Commencing at a stone at the Northeast corner of the Southeast Quarter of said Section 28; thence North $89^{\circ} 23' 37''$ West 544.00 feet along the North line of said Quarter, said North line also being the centerline of Butler Street to a point; thence South $00^{\circ} 29' 30''$ West 175.00 feet along the East line of said 1.835 acre tract to an iron pin; thence South $89^{\circ} 23' 37''$ East 50.00 feet along the South line of a 0.172 acre tract as described in Deed Volume 302, page 481, to an iron pin, said iron pin being the TRUE POINT OF BEGINNING for the tract described herein; thence continuing North $89^{\circ} 23' 37''$ East 54.00 feet along the South line of a 0.186 acre tract as described in Deed Volume 302, page 481, to an iron pin; thence South $00^{\circ} 29' 30''$ West 140.00 feet along the West line of a 1.054 acre tract as described in Volume 302, page 481, to an iron pin; thence North $89^{\circ} 23' 37''$ West 54.00 feet to a point; thence North $00^{\circ} 29' 30''$ East 140.00 feet passing thru an iron pin at 5.00 feet to the point of beginning containing 0.174 acres, more or less, and being subject to all legal highways and easements of record.

This description was prepared from an actual survey completed in June, 1984, by Richard T. Mote, Registered Surveyor # 5552.

Containing after said exception 1.84 acres of land, more or less, subject to all easements of records imposed thereon.

Prior Deed Reference: OR 173, Page 1638, Mercer County Recorders' Office, Mercer County, Ohio

Tax parcel number: 05-014900.0000

8-28-427-004

and all the estate, right, title, and interest of the said Grantor in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to the said Grantee, his heirs and assigns forever.

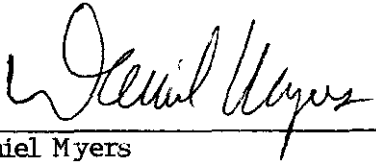
DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

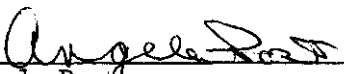
FEB 27 2004

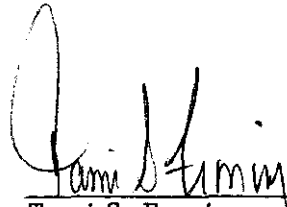
MERCER COUNTY
TAX MAP DEPARTMENT

IN WITNESS WHEREOF, the said TAMI S. FRONING has hereunto set her hand this
27th day of February, 2004.

SIGNED AND ACKNOWLEDGED IN
THE PRESENCE OF US:


Daniel Myers


Angela Post


Tami S. Froning

200400001304
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
02-27-2004 At 02:04 pm.
QUIT C DEED 36.00
OR Book 181 Page 1087 - 1089


STATE OF OHIO, MERCER COUNTY, SS:

On this 27th day of February, 2004, before me a Notary Public in and for said County,
personally came Tami S. Froning the Grantor in the foregoing deed, and acknowledged the
signing thereof to be her voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

SEAL

DANIEL MYERS, Attorney at Law
Notary Public State of Ohio
My Commission Has No Expiration Date
Revised Code Sec. 147.03


Notary Public

This instrument prepared by Daniel Myers, Attorney, Celina, Ohio.

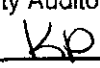
Froning Deed Page three of three

wp:a:froning.re

TRANSFERRED

FEB 27 2004

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, ~~conveyance Fee~~ EP
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
 2-27-04
Deputy Aud. Date