

~~Exemption paragraph, conveyance Fee~~ **22750****SURVIVORSHIP DEED**

The Grantor and Grantee of this deed have
 complied with the provisions of R. C. Sec.
 319, 202 Mark Giesige Mercer
 County Auditor.

Know All Men By These Presents, 1048 3-8-04
 Deputy Aud. Date

That, David D. Gingerich, a married man, for valuable consideration paid, grants with
 general warranty covenants, to

Brian H. Holstad and Kasandra K. Holstad,
husband and wife,
for their joint lives, remainder to the survivor of them,

whose tax mailing address is 7683 Old Town Road, Celina, Ohio, 45822, the following real
 property:

Situated in the **TOWNSHIP** of **CENTER**, **COUNTY** of **MERCER**, and **STATE** of
OHIO:

Being a parcel of land situated in Center Township, Mercer County, Ohio, and in the
 southwest quarter of Section 27, Township 5 South, Range 3 East, being more particularly
 described as follows: commencing at a cornerstone at the south quarter post of said Section
 27; thence N 88° 52' 15" W, 1106.76 feet along the south line of the southwest quarter of
 said Section 27 and also being the centerline of Oldtown Road to a mag nail set as the Point
 of Beginning; thence N 88° 52' 15" W, 174.50 feet along the last described line to a mag nail
 set; thence N 01° 07' 45" E, 279.70 feet and passing through an iron pin with cap set at 20.00
 feet to an iron pin with cap set; thence S 88° 52' 15" E, 174.50 feet to an iron pin with cap
 set; thence S 01° 07' 45" W, 279.70 feet and passing through an iron pin with cap set at
 259.70 feet to the Point of Beginning, containing 1.120 acres of land, more or less, subject
 to all valid easements and right of way.

All bearings were calculated from angles turned in an actual field survey by Kent B.
 Marbaugh, Registered Surveyor #7421, dated November 23, 2002, on file in the County
 Engineer's and Recorder's Offices.

Minor Subdivision recorded in Official Record Volume 168, Page 269, Mercer County
 Recorder's Records.

RESTRICTIONS:

1. Property is restricted to residential use only.
2. Residence dwellings on the real estate shall be restricted to permanently constructed
 homes of brick, wood, or other materials common to the building trade.
3. Residence dwelling shall be limited to one per acre and shall have a minimum total
 of 1,500 square feet of living space, exclusive of basements, with 1,250 square feet
 to be devoted to ground floor living space.
4. Outbuildings shall be designated to conform to the general architectural design of the
 residence dwelling.
5. No livestock permitted except domesticated pets.

Tax Parcel I.D. #06-058700.1100 **6-27-300-005**

Grantor and Grantees hereby agree that all taxes and assessments are prorated to the date of
 closing.

MINOR SUBDIVISION**TRANSFERRED**

DESCRIPTION
SUFFICIENT
 FOR TAX MAPPING PURPOSES

MAR 08 2004

MAR 08 2004

MARK GIESIGE
 COUNTY AUDITOR
 MERCER COUNTY, OHIO

IVY COUNTY
 TAX MAP DEPARTMENT

 Instrument Book Page
 200400001593 OR 181 2335

PRIOR INSTRUMENT REFERENCE: Official Record Volume 168, Page 268, Mercer County Recorder's Records.

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

And for valuable consideration, **David D. Gingerich, a married man, and Brenda J. Gingerich, his wife**, do hereby remise, release and forever quitclaim unto the said Grantees, their heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: march 6, 2004


David D. Gingerich

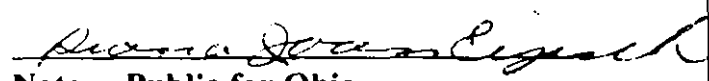

Brenda J. Gingerich

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **David D. Gingerich, a married man, and Brenda J. Gingerich, his 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 at Celina, Mercer County, Ohio, this 6 day of march, A.D. 2004.

SEAL


Notary Public for Ohio
My Commission Expires:

DIANA JOAN EYINK
Notary Public-State of Ohio
My Commission Expires August 20, 2004
Recorded in Mercer County

This instrument prepared by: KNAPKE LAW OFFICE, 115 N. Walnut St., Celina, Ohio
At Request of: Re/Max Professional Associates, 427 E. Market St., Celina, Ohio

200400001593
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
03-08-2004 At 03:36 pm.
SURVIV DEED 28.00
OR Book 181 Page 2335 - 2336

200400001593
PLS
FILE