

WARRANTY DEED

MBR, Inc., an Ohio corporation, organized and existing under the laws of the State of Ohio, for valuable consideration paid, grants with general warranty covenants, to **Ole Fort Reservation**, whose tax-mailing address is 1326 Ft. Recovery-Minster Road, Ft. Recovery, OH 45846, the following real property:

sub Real estate situated in the Northwest quarter of Section 34, Village of Coldwater, Butler Township, Mercer County, State of Ohio, and bounded and described as follows: **Section 34, Town 6S, Range 2E**

Beginning at an iron pin marking the southwest corner of the east half of the northwest quarter of said Section 34; thence North 00° 03' 02" East along the quarter-quarter section line a distance of four hundred twenty-four and nine hundredths feet (424.09') to an iron pin for the TRUE POINT OF BEGINNING; thence North 89° 46' 41" West a distance of six hundred and fifty-six hundredths (600.56') to an iron pin marking the southeast corner of Sturbridge Estates Fourth Addition; thence North 00° 04' 53" West along the east line of said addition a distance of four hundred eighty-one and eighty hundredths feet (481.80') to an iron pin marking the northeast corner of said addition; thence South 89° 46' 42" East a distance of six hundred one and sixty-seven hundredths feet (601.67') to an iron pin; thence South 00° 03' 02" West along the quarter-quarter section line a distance of four hundred eighty-one and eighty hundredths feet (481.80') to the TRUE POINT OF BEGINNING containing 6.649 acres of land more or less.

Said tract being subject to all highways and any other easement or restriction of record.

Survey made by Eric C. Thomas, Registered Surveyor No. 7236 in October, 1996, is on file with the Mercer County Engineer's Office.

Permanent Parcel #5-022500.0100

Last Transfer: Official Record Volume 21, Page 171, Mercer County Recorder's Office.

LESS AND EXCEPT THE FOLLOWING DESCRIBED REAL PROPERTY:

Situated in the Village of Coldwater, Township of Butler, County of Mercer, and State of Ohio:

Being Sturbridge Estates Fourth Addition to the Village of Coldwater, Ohio, as shown in Plat Book Volume 1, Page 307, Recorder's Office, Mercer County, Ohio, containing 3.282 acres more or less.

ALSO: Situated in the Village of Coldwater, County of Mercer, and State of Ohio:

Being Lots #1475, #1477, and #1478 in Sturbridge Estates Fourth Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said addition in Plat Book Volume 1, Page 307, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all restrictions, conditions, and provisions shown on said plat, and also in Miscellaneous Book Volume 82, Page 261-262, all in the Recorder's Office, Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein and subject to the zoning restrictions of the Village of Coldwater, Ohio.

Permanent Parcels #05-188600.0000, #05-188500.0000, and #05-188300.0000.

TRANSFERRED

APR 20 2004

MARY GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$12920

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

07B 4-20-04
Deputy Aud. Date

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 20 2004

MERCER COUNTY
TAX MAP DEPARTMENT

Deed - Page 2
MBR to Ole Fort Reservation

Last Transfer: Official Record Volume 23, Page 325, Mercer County Recorder's Office.

Grantor agrees to pay and be responsible for the installment of real estate taxes and assessments due and payable in February and July of 2004; Grantee agrees to pay all real estate taxes and assessments due and payable thereafter.

Tax Map # 08-34-153-018

IN WITNESS WHEREOF, the grantor has caused its name to be subscribed hereto Arthur W. Geise, its President, and Matt Schwieterman, Jr., its Secretary, as duly authorized by resolution of its Board of Directors, this 19th day of April, 2004.

MBR, INC.

Arthur W. Geise
By: Arthur W. Geise, President

Matt Schwieterman, Jr.
By: Matt Schwieterman, Jr., Secretary

State of Ohio, County of Mercer, SS:

BE IT REMEMBERED, that on this 19th day of April, 2004, before me, the subscriber, a notary public in and for said state, personally came MBR, Inc., by its President and Secretary, the grantor in the foregoing deed, and acknowledged the signing thereof to be their and its voluntary act and deed, pursuant to authority of its Board of Directors.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed by seal this 19th day and year aforesaid.



THOMAS T. HOMAN, JR.
Notary Public, State of Ohio
My Commission Expires March 3, 2008

Thomas T. Homan, Jr.
Notary Public - State of Ohio

Instrument prepared by:
David Wm. Bruns
Attorney Reg. #0002539
123 West Main Street
Coldwater, OH 45828
Phone: 419-678-4317

200400002940
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
04-20-2004 At 02:58 pm.
WARRANTY DEED 28.00
OR Book 184 Page 331 - 332

200400002940
HOMAN
FILE