

TRANSFER ON DEATH DEED

Robert M. Tobin, a single person, for valuable consideration paid, grants with general warranty covenants, to Robert M. Tobin, whose tax mailing address is 918 River Road, Ostrander, OH 43061, transfer on death to Robert M. Tobin II and Kristi L. Nastars, beneficiaries, the following real property:

See Exhibit A attached hereto.

PIN 09-034100.0000
Tax Map # 09-20-283-010

For prior reference see Deed Book Vol. 334, Page 41, Recorder's Office, Mercer County, Ohio.

IN WITNESS WHEREOF, the Grantor, Robert M. Tobin, has hereunto executed this deed this 10th day of May, 2004.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Robert M. Tobin

MAY 11 2004

by Robert M. Tobin II
Robert M. Tobin II, attorney-in-
fact

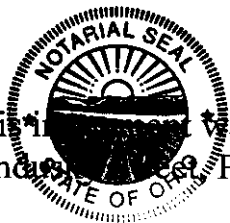
MERCER COUNTY
TAX MAP DEPARTMENT

STATE OF OHIO
COUNTY OF DELAWARE, ss.

Before me, a notary public in and for said County and State, appeared the above named Robert M. Tobin II, attorney-in-fact for Robert M. Tobin, who executed the foregoing instrument and acknowledged that he did examine and read the same and did sign the foregoing instrument, and that the same is his free act and deed, individually and as such attorney-in-fact.

In Witness Whereof, I have hereunto set my hand and official seal this 10th day of May, 2004.

Laurie J. Dameron
Notary Public



This instrument was prepared by David C. Shade, Attorney at Law, 41 North Sandusky Street, P.O. Box 438, Delaware, Ohio 43015.

Laurie J. Dameron
Notary Public, State of Ohio
My Commission Expires Aug. 17, 2004

TRANSFER NOT NECESSARY

MAY 11 2004

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

200400003559
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
05-11-2004 At 03:31 PM.
TRANS DEATH 28.00
OR Book 185 Page 274 - 275

Exhibit A

WARRANTY DEED, with release of dower. - No. 22.

(Reprinted 4/95)



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VOL 334 PAGE 41

Know All Men by These Presents

200400003559
ROBERT M TOBIN II
918 RIVER RD
OSTRANDER, OH 43061

That Daniel W. Tekamp, a married man
of Mercer County, Ohio,
in consideration of One Dollar (\$1.00) and other good and valuable consideration
to him in hand paid by Robert M. Tobin
whose address is 5295 Karafit Road, Celina, Ohio 45822
do es hereby **Grant, Bargain Sell and Convey**
to the said Robert M. Tobin
his heirs
and assigns forever, the following described **Real Estate**,⁽¹⁾

Situated in the County of Mercer, in the State of Ohio, and in the Township of Franklin, and bounded and described as follows:

Being Lot number Eight (8) in Davis Addition, as it appears in Plat Book 5, Page 28, of Mercer County Record of Plats.

Last Transfer: Volume 290, Page 187, Mercer County Deed Records.

Grantor agrees to be liable for and pay the real estate taxes and assessments due and payable in January, 1996. Grantee agrees to be liable for and pay the real estate taxes and assessments due and payable thereafter.

Grantor reserves unto himself, and to his successors, heirs or assigns, for all times hereafter, the right to use for domestic purposes the water from the existing well located in the approximate middle of the front yard on the east end of the above described real property, with the additional right to enter upon the real property to repair and maintain the well and the pipes leading therefrom, whenever such repair and maintenance is necessary.

Approved

DWT RMY

Grantee, for grantee, grantee's heirs and assigns, covenants with grantor, grantor's heirs and assigns, that grantee and grantor from time to time, and at all times hereafter shall equally share the cost and expense of the maintenance and repair of the above described well and the pressure tank located in the house situated on the following described property: Situated in the County of Mercer, State of Ohio, Township of Franklin, bounded and described as follows: Being Lot #9 in Davis Addition, as it appears in Plat Book 5, Page 28, Mercer County Record of Plats. Last Transfer: Vol. 290, Page 187, Mercer County Deed Records.

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 said grantee

Robert M. Tobin, his

heirs and assigns forever. And the said Daniel W. Tekamp

do es hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unincumbered**, and that he will **Defend** the same against all lawful claims of all persons whomsoever.

Exemption paragraph, conveyance Fee 38.50
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 619. 202 Mark Giesige Mercer County Auditor.

MLK 9-29-95
Deputy Aud. Date

APPROVED

SEP 29 1995

MERCER COUNTY
TICKET DEPARTMENT

ENG. MAP #: 025-2014-01-010-00-09

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20).