

200400005628

ATI TITLE AGENCY

CORPORATE WARRANTY DEED CONGRESS PARK DR CENTERVILLE, OH 45459

Steel Framed Custom Homes, Inc., An Ohio Corporation for valuable consideration paid, grants, with general warranty covenants, to

Jeffrey B. Testerman whose tax-mailing address is 845 CALMER ERNST BOULEVARD, BROOKVILLE, OHIO 45309 the following REAL PROPERTY:

Situated in the County of Mercer, in the State of Ohio and in the City/Township of Franklin:

SITUATED IN THE TOWNSHIP OF FRANKLIN, COUNTY OF MERCER, STATE OF OHIO AND BEING LOT NUMBERED THIRTY SIX (36), SOUTH POINTE SUBDIVISION, SECOND ADDITION AS THE SAME IS RECORDED IN PLAT CABINET "1", PAGE (S) 326, REPLATTED IN PLAT CABINET "1", PAGE 330, OF THE PLAT RECORDS OF MERCER COUNTY, OHIO.

PARCEL NUMBER: 09-033000-3800 9-20-287-021

PROPERTY ADDRESS: 5325 STILLWATER LANE, CELINA, OHIO 45822

200400005628 Filed for Record in MERCER COUNTY, OHIO TAMARA K BARGER 07-30-2004 At 02:30 PM. WARRANTY DEED 28.00 OR Book 188 Page 1234 - 1234

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

TRANSFERRED \$146.50

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

JUL 30 2004

Deputy Aud. Date

7-30-09 MARK GIESIGE COUNTY AUDITOR MERCER COUNTY, OHIO

MERCER COUNTY TAX MAP DEPARTMENT

The conveyance of this real estate is subject to the following:

- 1. All easements, conditions, covenants, restrictions, reservations, reverters and other liens and/or encumbrances, if any, of record; and all zoning ordinances and legal highways.
2. Real estate taxes and assessments now a lien which Grantee(s) assume(s) and agree(s) to pay.

Property Address: 5325 Stillwater Lane Celina, OH 45822 Tax Parcel Number: 09-033000-3800

Prior Instrument Reference: [Volume 179, Page 1289 of the Deed Records of Mercer County, Ohio] or [Instrument Number of the County, Ohio, records.]

EXECUTED this 28th day of June, 2004.

Steel Framed Custom Homes, Inc., An Ohio Corporation By: [Signature] Its Vice President

STATE OF OHIO : COUNTY OF MONTGOMERY : SS

The foregoing instrument was acknowledged before me this 28 day of June, 2004, by [Signature], as of Steel Framed Custom Homes, Inc., An Ohio Corporation on behalf of the Corporation.

This instrument was prepared by: KEGLER, BROWN, HILL & RITTER CO., L.P.A. 65 East State Street, Suite 1800 Columbus, Ohio 43215 Telephone: 614/462-5400



RON E. WEAVER, Notary Public In and for the State of Ohio My Commission Expires June 11, 2006