

DEED OF FIDUCIARY - (Statutory Form - O.R.C. Section 5302.09)

Know all Men by these Presents

Todd M. Lane, Trustee under a Trust dated October 1, 1991, by the power conferred by such Trust, and every other power, for Fifty-nine Thousand and 00/100 Dollars (\$59,000.00), paid, grants, with fiduciary covenants, to Christopher L. Klepinger and Mary E. Klepinger, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 5529 Island View, Celina, Ohio 45822, the following real property:

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

Being Lot Numbered 21, Bass Landing, as recorded in Plat Cabinet 1, Page 250 of the Plat Records of Mercer County, Ohio.

Subject to all easements, conditions, and restrictions of record, including, but not limited to, those set forth in the Declaration of Covenants, Conditions, Restrictions and Assessments for Bass Landing, Inc., as recorded in Volume 11, Page 984 of the Records of Mercer County, Ohio, Recorder's Office, all supplements and amendments thereto, and all taxes and assessments.

In addition, Grantee has the exclusive right to use of an undivided one-half (1/2) interest in and to the access ramp to Boat Dock Nos. 13 and 14 along with Lot No. 24, and exclusive use of the boat slip at Dock No. 13. Grantee agrees to maintain in conjunction with, and equally with, Lot No. 24 said ramp. Said grantee further agrees to keep and maintain in good condition, the seawall at Dock No. 13. These conditions, covenants, easements and restrictions of record shall run with the land and shall bind and benefit all owners of the property described herein as well as those in the Bass Landing Plat, as hereinbefore enumerated, and their respective heirs, successors and assigns.

SAVING AND EXCEPTING the taxes and assessments due and payable in December, 2004, and thereafter, all of which the grantee herein assumes and agrees to pay. The grantee also agrees to accept the property subject to all easements, restrictions and covenants of record.

Prior Instrument Reference: Volume 17, Page 695, of the Deed Records of Mercer County, Ohio.

Witness his hand this 23 day of July, 2004.

Todd M Lane Trustee
Todd M. Lane, as Trustee

STATE OF OHIO, COUNTY OF MIAMI, SS:

Before me, a Notary Public in and for said County and State, personally appeared Todd M. Lane, Trustee under a Trust dated October 1, 1991, who acknowledged that he did sign

Exemption paragraph, conveyance fee \$900
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer
County Auditor.

DLB 7-30-04
Deputy Aud. Date

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 30 2004

MERCER COUNTY
TAX MAP DEPARTMENT

9-16-377-007

9-400721-0000
TRANSFERRED

JUL 30 2004

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

the foregoing instrument and that the same was his free act and deed for the uses and purposes mentioned herein.

Witness my official signature and seal this 31 day of July, 2004.

Melinda M. Curtis

Notary Public - State of Ohio

My Comm. Exp:

MELINDA M. CURTIS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUG. 30, 2005

THIS INSTRUMENT PREPARED BY: McCulloch, Felger, Fite & Gutmann Co., LPA,
Attorneys at Law, Piqua, Ohio.

SEAL

200400005631
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
07-30-2004 At 02:39 PM.
FIDUC DEED 28.00
OR Book 188 Page 1255 - 1256

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MCCULLOCH FELGER FITE & GUTMANN CO
PO BOX 910
123 MARKET ST
PIQUA, OH 45356

TO

FORM 536 REV 4/00

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