

BASS LANDING, INC., a corporation organized and existing under the laws of the State of Ohio ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to H. STEVEN F. FRANKE and CATHERINE M. FRANKE, husband and wife, for their joint lives, remainder to the survivor of them ("Grantee"), whose tax mailing address is P.O. Box 606, Fort Recovery, Ohio 45846, the following real property: Situated in the Township of Franklin, County of Mercer and State of Ohio and being Lot Numbered 73, Bass Landing, as recorded in Plat Cabinet 1, Page 250 of the Plat Records of Mercer County, Ohio.

*aka Steven Franke

**aka Catherine Franke

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, Records Office, all supplements and amendments thereto, and all taxes and assessments. In addition, Grantee has a shared well (located on Lot No. 74) with Lot No. 73, which the Grantee agrees to maintain in conjunction with, and equally with, the users of said well.

Prior Instrument Reference: Volume 250, Page 854 and Volume 266, Page 207, of the deed records of Mercer County, Ohio.

IN WITNESS WHEREOF, Grantor has caused its corporate name to be subscribed hereto by James A. Miller, its President, and Theodore Pearson, its Secretary, thereunto duly authorized by resolution of its Board of Directors, this 17th day of September, 1996.

Signed and acknowledged in the presence of:

BASS LANDING, INC.

Beverly J. Hislope
Witness

By James A. Miller
James A. Miller, President

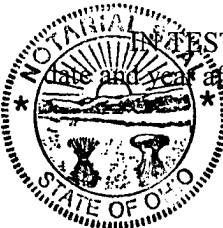
Catherine T. Keegan
Witness Catherine T. Keegan

By Theodore Pearson
Theodore Pearson, Secretary

STATE OF OHIO, COUNTY OF

Montgomery

BE IT REMEMBERED that on this 17th day of September, 1996, before me, the subscriber, a Notary Public in and for the State of Ohio, personally came James A. Miller, President, and Theodore Pearson, Secretary, of 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 THEREOF, I have hereunto subscribed my name and affixed my seal on the date and year aforesaid.

BEVERLY J. HISLOPE, Notary Public
In and for the State of Ohio
My Commission Expires June 5, 1997

Beverly J. Hislope
Notary Public

APPROVED

This Instrument Prepared By: Kenneth R. Klipfer, Esq., 4625 Far Hills Avenue, Dayton, OH 45429

c:bassdee\73

DEC 02 1996

MERCER COUNTY
TAX MAP DEPARTMENT

WMO

ENG. MAP #: 005-1623-03-026, 00-09

089-11-08
Exemption paragraph, conveyance Fee 3.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

DM 12-2-96
Deputy Aud. Date

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TRANSFERRED

DEC 2 1996

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

9600064038
Filed for Record in
MERCER COUNTY, OHIO
PATRICIA E. GROTE
On 12-02-1996 At 02:37 pm.
WARNTY DEED 14.00
Vol. 20 Pg. 230 - 231

9600064038
H STEVEN FRANKE
PO BOX 606
FT RECOVERY, OH 56846