

GENERAL WARRANTY DEED

VOL

28 PAGE 400

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 CHARLES B. LEEDY and JENNIFER A. LEWIS, for their joint lives, remainder to the survivor of them ("Grantee"), whose tax mailing address is 7701 Harrington Avenue, Dayton, Ohio 45415, the following real property: Situated in the Township of Franklin, County of Mercer and State of Ohio and being Lot Numbered 66, Bass Landing, as recorded in Plat Cabinet T, 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, Records Office, all supplements and amendments thereto, and all taxes and assessments.

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 J. Keegan
Witness

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

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

Beverly J. Hislope
Notary Public

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

c:bassdee\66

ENG. MAP #: 005-1633-03-020.00-07

APPROVED

MAY 07 1997

MERCER COUNTY
TAX MAP DEPARTMENT

BY J. F. E.

9700002448¹
Filed for Record in
MERCER COUNTY, OHIO
ANDREA L SCHROYER
On 05-07-1997 At 11:21 am.
WARNTY DEED 14.00
Vol. 28 Pg. 400 - 401

9700002448
LAWYERS TITLE INSURANCE
8250 WASHINGTON VILLAGE DR
DAYTON, OH 45458

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MERCER COIN 28 PAGE 401
VOL 28
1997 03 1881

RECORDED

Exemption paragraph, conveyance Fee 2.00
The Grantor and Grantee of this deed have
consented to the provisions of R. C. Sec.
319. 102 Mark Giesige Mercer
County Auditor.

Deputy Aud. Date

5-7-97

MAY 7 1997

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

LAWYERS TITLE INSURANCE CORPORATION
8250 Washington Village Drive
Dayton, Ohio 45458

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