

Coldwater, Ohio

LIMITED WARRANTY DEED
(Ohio)MERCER COUNTY
TAX MAP DEPARTMENT

KeyBank National Association, a national banking association, as successor in interest to First National Bank of Mercer County ("Grantor"), for valuable consideration paid, grants with limited warranty covenants, to Community First Bank & Trust, an Ohio-chartered state banking association ("Grantee"), whose tax mailing address is 225 N. Main Street, Box 170, Celina, Ohio 45822, the real property described in Exhibit A attached hereto and made a part hereof, together with all buildings and improvements situated thereon and all rights, privileges and easements appurtenant thereto.

Title conveyed hereunder is subject to the encumbrances listed on Exhibit B attached hereto and made a part hereof.

Prior Instrument References: Volume 249, Page 732; Mercer County Records.

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed as of the 3rd day of December, 1997.

Signed and acknowledged
in the presence of:

KEYBANK NATIONAL ASSOCIATION,
a national banking association

Susan E. Hinds
Print Name: SUSAN E. HINDS
Alan S. Ritchie
Print Name: Alan S. Ritchie

By: [Signature]
Name: MATTHEW M. NICHOLS
Title: AUTHORIZED OFFICIAL

Exemption paragraph, conveyance Fee 295.00

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

KP 12-5-97
Deputy Aud. Date

TRANSFERRED**DEC 5 1997****MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO**

Legal Description
(Coldwater, Ohio)

Situated in the Village of Coldwater (Township of Butler), County of Mercer, and State of Ohio:

Being a tract of land situated in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Town Six (6) South, Range Two (2) East, Butler Township, Village of Coldwater, Mercer County, Ohio, and being more particularly described as follows:

Beginning at the South Quarter Post of the said Section Twenty-seven (27); thence North 0° 11' West, along the North-South Half Section Line a distance of Two Hundred Five (205.00) feet; thence South 89° 30' West, parallel to the South line of Section Twenty-seven (27), a distance of Three Hundred Fifty and Thirty-five Hundredths (350.35) feet; thence South 0° 00', a distance of Two Hundred Five (205.00) feet; thence North 89° 30' East, on and along the South line of Section Twenty-seven (27), a distance of Three Hundred Fifty-one (351.00) feet to the place of beginning.

Area described above contains One and Sixty-five Hundredths (1.65) acres of land including that portion subject to public roadway, and subject to all conditions, restrictions, privileges and easements of record and the zoning laws of the Village of Coldwater, Ohio.

Permitted Encumbrances

1. Highway easements in favor of State of Ohio as shown in Volume 219, Page 529 and Volume 126, Page 599 of the Mercer County Deed Records.
2. Waterline easement in favor of Village of Coldwater as shown in Volume 219, Page 251 of the Mercer County Deed Records.
3. Easement for public utilities in favor of Village of Coldwater as shown in Volume 249, Page 30 of the Mercer County Deed Records.
4. Liens of taxes and assessments both general and special, not yet due and payable; applicable zoning ordinances, if any; and other covenants, easements, rights-of-way or restriction of record.

STATE OF OHIO)
) SS:
 COUNTY OF CUYAHOGA)

On this 3rd day of December, 1997, before me, a Notary Public in and for said County and State, personally appeared MATTHEW M. NICKETS, the AUTHORIZED OFFICER of KeyBank National Association, a national banking association, who acknowledged that he did sign the foregoing instrument on behalf of said bank as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

(SEAL)

Susan E. Hinds
 Notary Public

My commission expires:

SUSAN E. HINDS
~~Notary Public State of Ohio~~
 My Commission Expires 11/2/98

This instrument prepared by:

Alan S. Ritchie, Esq.
 Thompson Hine & Flory LLP
 3900 Key Center
 127 Public Square
 Cleveland, Ohio 44114

9700007003✓
 Filed for Record in
 MERCER COUNTY, OHIO
 ANDREA L SCHROYER
 On 12-05-1997 At 01:21 pm.
 WARRANTY DEED 22.00
 Vol. 41 Pg. 780 - 783

9700007003
 MID-AMERICAN TITLE AGENCY INC
 ATTN DEBRA K CODY
 100 E MAIN CROSS ST
 FINDLAY, OH 45840