

Know all Men by these Presents

That Edward A. Miller and Margery A. Miller, husband and wife,

in consideration of One Dollar and Other Valuable Consideration, of Mercer County, Ohio,

to them in hand paid by Steven J. Meyer,

whose address is 830 Lake Avenue, St. Marys, OH 45885,

do hereby Grant, Bargain, Sell and Convey

to the said Steven J. Meyer,

assigns forever, the following described Real Estate, situate in the Village his heirs and
of Rockford, in the County of Mercer
and the State of Ohio, to-wit:

A parcel of land being Outlot Fifteen (15) and a part of Outlot Sixteen (16) and a triangular shaped parcel of land between said Outlots in the Village of Rockford, Dublin Township, Mercer County, Ohio, and which is more particularly described as follows:

Beginning at a cornerstone at the Southwest corner of Outlot Fifteen (15) in the Village of Rockford, Dublin Township, Mercer County, Ohio; thence North (assumed bearing for the purposes of this description) on the West line of Outlot Fifteen (15), Five Hundred Forty-six and Forty-two Hundredths (546.42) feet to a point on the Southerly right-of-way line of United States Route 33; thence South 56° 38' 10" East on the Southerly right-of-way line of said Highway, Three Hundred Six and Fifty-one Hundredths (306.51) feet to an iron pin; thence South on a line which is parallel with and Eight (8.00) feet West of the East line of Outlot Sixteen (16), Three Hundred Seventy-seven and Eighty-five Hundredths (377.85) feet to an iron pin; thence West on the South line of Outlot Sixteen (16), Eighty (80.00) feet to a concrete monument; thence West on the South line of Outlot Fifteen (15), One Hundred Seventy-six (176.00) feet to the point of beginning, containing Two and Seven Hundred Fifteen Thousandths (2.715) acres, more or less.

This description based upon survey made by Paul J. Westhoven, Registered Surveyor No. 5602, dated June 19, 1987.

Grantors and Grantee herein agree that all taxes and assessments hereon shall be prorated as of the date of closing.

Last Transfer: Official Record Volume 21, Page 56,

and all the Estate, Right, Title and Interest of the said grantors in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantee, his heirs and assigns forever.

And the said Edward A. Miller and Margery A. Miller

do hereby Covenant and Warranty that the title so conveyed is Clear, Free and Unincumbered, and that they will Defend the same against all lawful claims of all persons whomsoever.

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

Exemption paragraph, conveyance Fee 18300
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

TRANSFERRED

FEB 2 1998

MERCER COUNTY TAX MAP DEPARTMENT

MP 2-2-98
Deputy Aud. Date

MARK GIESIGE COUNTY AUDITOR MERCER COUNTY, OHIO

TAX MAP # 004-171-02-005.00-08
004-171-02-004.00-08

and Margery A. Miller, who hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 30th day of January, in the year A. D. nineteen hundred and ninety-eight (1998).

Signed and acknowledged in presence of us:

Marlene K. Mausee

Edward A. Miller

Charles E. Engle

Margery A. Miller

State of Ohio, Mercer County, ss.

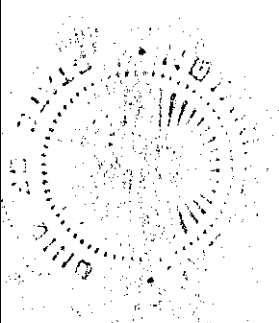
On this 30TH day of January, A. D. 19 98, before me, a Notary Public in and for said County, personally came Edward A. Miller and Margery A. Miller, husband and wife,

the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

Charles E. Engle

Notary Public, State of Ohio.



CHARLES E. ENGLE
Notary Public - State of Ohio
My Commission Expires December 11, 2002
Recorded in Mercer County

State of County, ss.

On this day of A. D. 19, before me, a

the grantor in the foregoing deed, and acknowledged the signing thereof to be voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

9800000659
Filed for Record in
MERCER COUNTY, OHIO
ANDREA L SCHROYER
On 02-02-1998 At 11:21 am.
WARNTY DEED 14.00
Vol. 45 Pg. 247 - 248

This instrument prepared by PURDY, LAMMERS & SCHIAVONE, ATTYS., CELINA, OH.

9800000659
KNAPKE
FILE

Warranty Deed

Edward A. Miller and
Margery A. Miller,
husband and wife,

TO

Steven J. Meyer
830 Lake Avenue
St. Marys, OH 45885

Transferred 19

COUNTY AUDITOR

Form 622 - OHIO Warranty Deed - Short Form. (Rev. 10-91)

LAW OFFICES
PURDY, LAMMERS & SCHIAVONE
113 EAST MARKET ST.
CELINA, OHIO 45822