

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES  
MAR 29 1999  
MAR 28 1999

MERCER COUNTY  
CLERK DEPARTMENT

VOL 80 PAGE 283

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **JELA Corp.,** a Corporation incorporated under the laws of the State of Ohio, the Grantor, for the consideration of One (\$1.00) Dollar and other good and valuable consideration, received to its full satisfaction of the Grantee, **Gaile J. Kanak**, whose tax mailing address is 5256 South Pointe Blvd., Celina, OH 45822, does GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, her heirs and assigns, the following described premises:

Situated in the Township of Franklin, County of Mercer and State of Ohio, to-wit:

Being Lots Numbered Two (2) and Four (4) of SOUTH POINTE SUBDIVISION FIRST ADDITION as shown on the recorded plat thereof as recorded in Plat Cabinet 1, Pages 261-262, subject to all easements, conditions and restrictions of record, and also subject to the Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements as recorded in Official Records Volume 15, Pages 1013-1029, Mercer County Recorder's Office.

PARCEL No. 9-033000.0200 and 9-03300.0400

Last transfers of record appear in Volume 2, Page 915, and Volume 2, Page 917, Mercer County Recorder's Official Records.

As part of the consideration for this deed, Grantor and Grantee agree that these two lots, or any part thereof, shall not be transferred without transferring all of both lots together. Further, Lot 4 cannot be used as a site for a residential structure, but may only be used as a site for a garage, subject to all rules, regulations, restrictions and conditions of record.

The restriction stated herein shall run with the land.

All real estate taxes and assessments shall be prorated to the date of closing.

be the same more or less, but subject to all legal highways.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, her heirs and assigns forever.

And the said Grantor, does for itself and its successors and assigns,

09-20-283-21  
TAX MAP #: 09-20-283-20

covenant with said Grantee, her heirs and assigns, that at and ~~with~~ the ~~the~~ dealing of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and has good right to bargain and sell the same in the manner and form as above written, and that the same are free and clear from all encumbrances whatsoever.

And that it will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee, her heirs and assigns, forever, against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, said corporation sets its hand and corporate seal, by Deborah A. Borns, its President, this 23rd day of March, 1999.

SIGNED IN PRESENCE OF:

JELA Corp.

9900002212  
FIRST TITLE AGENCY INC  
1850 W MAIN ST  
TROY, OH 45373

Diana Joan Eyink  
Diana JOan Eyink

by: Deborah A. Borns  
Deborah A. Borns, its President

Meghann M. Kuhk  
Meghann M. Kuhk

9900002212  
Filed for Record in  
MERCER COUNTY, OHIO  
ANDREA L SCHROYER  
On 03-29-1999 At 12:19 pm.  
WARTY DEED 14.00  
Book OR Vol. 80 Pg. 283 - 284

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named JELA Corp., by Deborah A. Borns, its President, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Celina, Ohio, this 23rd day of March, 1999.

Diana Joan Eyink  
Notary Public

This instrument prepared by:  
Meikle, Tesno & Luth, Attys.  
100 N. Main St., Celina, OH 45822  
without benefit of title search.

DIANA JOAN EYINK  
Notary Public - State of Ohio  
My Commission Expires August 10, 1999  
Recorded in Mercer County

OHIO WARRANTY DEED

JELA Corp.

TO

Gaile J. Kanak  
5256 South Pointe  
Boulevard  
Celina, OH 45822

MAR 29 1999

DIANA JOAN EYINK  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 82.50  
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

JKK 3-29-99  
Deputy Aud. Date

9900002212  
FIRST TITLE AGENCY INC  
1850 W MAIN STREET  
TROY, OH 45373