



GENERAL WARRANTY DEED*

Miracle Lanes, Inc. (1), a corporation organized and existing under the laws of the State of Ohio

for valuable consideration paid, grants, with general warranty covenants, to

Donald L. Wendel and Patricia L. Wendel, husband and wife, whose tax-mailing address is 702 Blue Jacket Drive, Ft. Recovery, OH 45846

the following REAL PROPERTY: Situated in the County of Mercer in the State of Ohio and in the Township of Gibson (2)

Being a tract of land located in the Northeast quarter (1/4) of the Northwest quarter of Section 16, Town 15 South, Range 1 East, Gibson Township, Mercer County, Ohio, and more definitely described as follows.

Beginning at an iron pin "A" set in center of Ft. Recovery-Union City Road said point being the Northwest corner of Wm. Braun farm and Southwest corner of Mabel Hastings 2.65 acre tract as described in Volume 148, Page 371, Mercer County Deed Records. Thence South along center line of Union City-Ft. Recovery Road 150 feet to iron pin "B"; thence Easterly 195 feet parallel with Hastings-Braun property

(continued on reverse hereof)

Prior Instrument Reference: Vol. 238 Page 396 of the Deed Records of Mercer County, Ohio.

IN WITNESS WHEREOF, grantor has caused its corporate name to be subscribed hereto by Roger M. Broerman, its president, and Kathleen A. Broerman its secretary, thereunto duly authorized by resolution of its board of directors, this 29th day of September 1999.

Signed and acknowledged in the presence of:

David M. Zimmerman (Witness signature)

WITNESS

Miracle Lanes, Inc. (3)

Karol K. Lunn (Witness signature)

WITNESS

by Roger M. Broerman (President signature) and Kathleen A. Broerman (Secretary signature)

State of Ohio County of Mercer SS.

BE IT REMEMBERED, That on this 29th day of September, 1999, before me, the subscriber, a Notary Public in and for said state, personally came Roger M. Broerman, president, and Kathleen A. Broerman, 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 this day and year aforesaid.

RANDALL EVERS, Notary Public In and for the State of Ohio My Commission Expires Sept 3, 2003

Randall Evers (Notary signature)

Notary Public - State of Ohio

This instrument was prepared by David Wm. Bruns, Attorney at Law

- 1. Name of Grantor. 2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any. 3. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

(continuation of legal description)

line to iron pin "C"; thence Northerly parallel with center line of Union City-Ft. Recovery Road 150 feet to iron pin "D" set on Hastings-Braun property line; thence Westerly 195 feet along Hastings-Braun property line to point of beginning.

Tract is parallelogram 150 X 195 feet lying adjacent to Union City-Recovery Pike on the West and Mabel Hastings property on the North and is subject to right of way of County road on the West end.

This conveyance is subject to all the conditions and restrictions and conveys all the rights and privileges set forth in the prior deed recorded in Vol. 185, Page 296, Deed Records of Mercer County, Ohio.

Grantor agrees to pay and be responsible for the installment of real estate taxes and assessments due and payable in January, 2000; Grantees agree to pay all real estate taxes and assessments due and payable thereafter.

Permanent Parcel # 16-008600.0000

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 30 1999

MERCER COUNTY
TAX MAP DEPARTMENT

TAX MAP #: 13-16-176-002

TRANSFERRED

SEP 30 1999

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 200.00
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319. 202 Mark Giesige Mercer County Auditor.

LAK 9-30-99

Deputy Aud. Date

199900006773
Filed for Record in
MERCER COUNTY, OHIO
ANDREA L SCHROYER
On 09-30-1999 At 02:02 pm.
WARNTY DEED 14.00
OR Book 95 Page 799 - 800

199900006773
EVERS
FILE

**GENERAL WARRANTY DEED
BY A CORPORATION**

FROM

Miracle Lanes, Inc.

TO

Donald L. Wendel and
Patricia L. Wendel