

GENERAL WARRANTY DEED

Jeffrey Testerman, a married man of Mercer County, Ohio for valuable consideration paid, grants, with general warranty covenants, to Ronald D. Kahl and Diane D. Kahl, whose tax-mailing address is 842 Salem St., Brookville, OH 45309, the following REAL PROPERTY:

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

Being Lot Numbered Seven (7) 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.

Taxes are prorated to the date of closing.

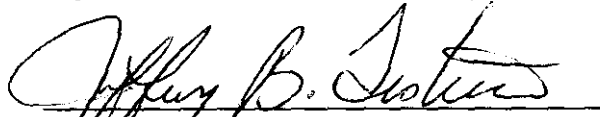
Prior Instrument Reference: Volume OR189, Page 80 of the Deed Records of Mercer County, Ohio.


Parcel # 9-03300.0700 9-20-282-009

Connie S. Testerman, spouse of the grantor, herein hereby releases her right and expectancy of dower.

Witness their hand(s) this 8 day of January, 2005.

Signed and acknowledged in the presence of:


Jeffrey B. Testerman


Connie S. Testerman

200500000150
RONALD D KAHL
DIANE D KAHL
842 SALEM ST
BROOKVILLE, OH 45309

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 10 2005

MERCER COUNTY
TAX MAP DEPARTMENT

State of Ohio
County of Mercer ss:

BE IT REMEMBERED, That on this 8 day of January, 2005 before me, the subscriber, a Notary Public in and for said state, personally came Jeffrey Testerman and Connie S. Testerman, a married couple, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



Deborah A. Burns
Notary Public For the State of Ohio
Recorded in Mercer County
My Commission Expires 4/1/07

200500000150
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
01-10-2005 At 11:14 am.
WARRANTY DEED 28.00
OR Book 194 Page 1343 - 1343


Notary Public

This instrument was prepared by Mr. Matthew L. Gilmore, Attorney at Law, Van Arsdel and Gilmore Co., L.P.A., 118 West Market Street, Post Office Box 298, Celina, Ohio 45822. Phone (419) 586-8120.

~~Exemption paragraph, conveyance Fee 20.10~~
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

 1-10-05
Deputy Aud. Date

TRANSFERRED

JAN 10 2005

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO