

OHIO QUIT CLAIM DEED

That **Sharon A. Shaffer, aka Sharon Shaffer, a married woman and spouse of Grantee**, Grantor, in consideration of the sum of One (\$1.00) Dollar and Other Valuable Consideration to be paid by **Terry M. Shaffer, aka Terry Shaffer**, 9834 Eichar Rd., Rockford, OH 45882, the Grantee, the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, and forever QUIT CLAIM**, to the said Grantee, Terry M. Shaffer, his heirs and assigns forever:

Situated in the Village of Rockford, County of Mercer and State of Ohio, bounded and described as follows:

PARCEL ONE: Being Lot Number Thirty-One (31) of the Revised Numbering to the Village of Rockford, Ohio.

ALSO, being part of Lot Number Thirty-Two (32) of the Revised Numbering to the Village of Rockford, Ohio, and more particularly described as follows: Commencing for the same at the Southwest corner of said Lot Number 32; thence North along the East line of Main Street 32 feet; thence East 86 feet and 6 inches to a point; thence South 32 feet to the South line of said Lot Number 32; thence West along said South line 86 feet and 6 inches to the place of beginning.

Tax map # 02-16-302-006; 02-16-302-005; 02-16-302-003

Parcels No. 08-005900.0000, 08-006000.0000, and 08-006200.0000

Last transfer of record appears in Volume 119, Page 2586, Mercer County Recorder's Official Records.

PARCEL TWO: Commencing for the same twenty-two (22) feet South of the Northeast corner of In-Lot No. Seventeen (17) in the Original Plat of Shanes Crossing (now called Rockford); thence South along Main Street 22 feet; thence West nine (9) rods to an alley; thence North on the east line of said alley twenty-two (22) feet; thence East to the place of beginning.

Parcel No. 08-002600.0000 Tax map # 02-16-154-006

Last transfer of record appears in Volume 30, Page 518, Mercer County Recorder's Official Records.

PARCEL THREE: Being Twenty-two (22) feet of uniform width off the North side of Lot Number Seventeen (17), Old Plat, in the Village of Rockford, Mercer County, Ohio, as the same appears on the recorded plat of said Village in the Recorder's office of Mercer County, Ohio.

Parcel No. 08-002500.0000 Tax map # 02-16-154-005

Last transfer of record appears in Volume 323, Page 393, Mercer County Recorder's Deed Records.

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

PARCEL FOUR: Commencing at the Southwest corner of a tract of land belonging to Franklin Worthman, formerly owned by William B. Pond; thence South thirty-three (33) rods; thence East to the West line of the Cincinnati Northern Railroad; thence Northwest along said West line of the Cincinnati Northern Railroad to the South line of the above described land belonging to Franklin Worthman; thence west to the place of

beginning, containing Ten (10) acres of land, more or less, out of the Southeast Quarter of the Northwest Quarter of Section Three (3), Town Five (5) South, Range Two (2) East, and subject to all legal highways.

Last transfer of record appears in Volume 297, Page 893, Mercer County Recorder's Deed Records.

PARCEL FIVE:

All those two parcels of land situated partly in the Township of Dublin and partly in the Township of Hopewell, County of Mercer and State of Ohio, and being all of the right, title and interest of the former Grantor herein and to all those certain pieces or parcels of land and premises, easements, rights-of-way and any other rights of any kind whatsoever appurtenant thereto or used in conjunction therewith on and along that portion of the former Northern Branch of said former Grantor, described as follows:

Parcel No. 1 Being that portion of the Southeast Quarter of the Southwest Quarter of Section 34, Township 4 South, Range 2 East, Dublin Township, as shown on Exhibit "A", and made a part of, Deed Volume 317, Page 785, and further described as follows:

Beginning at the Southwest Corner of said Southeast Quarter of the Southwest Quarter of Section 34; thence in a northerly direction along the West Line of said Southeast Quarter of the Southwest Quarter of Section 34 a distance of 85.8 feet, the majority of said line being coincident with the easterly sale line of property conveyed from said former Grantor to Jonny Van Sidenbender and Martha Shaffer Sidenbender by deed dated March 15, 1983; thence along a line parallel to and 33 feet from the centerline of said railroad a distance of 94.4 feet to the South line of said Southeast Quarter of the Southwest Quarter of Section 34; thence in a westerly direction along said south line a distance of 39.4 feet, more or less, to the point of beginning.

Parcel No. 2 Being a strip of land sixty-six (66) feet wide situate in the Northwest Quarter of Section 3, Township 5 South, Range 2 East, Hopewell Township, described as follows:

Beginning at the North line of said Northwest Quarter of Section 3 as extended across the right-of-way of said branch through a point in the centerline thereof, a portion of said line being coincident with the southerly sale line of property conveyed from said former Grantor to Jonny Van Sidenbender and Martha Shaffer Sidenbender by deed dated March 15, 1983; thence extending in a southeasterly direction along the centerline of said railroad a distance of 2,860 feet, more or less, to the centerline of Tama Road as extended across the right-of-way of said branch through a point in the centerline thereof, the place of ending.

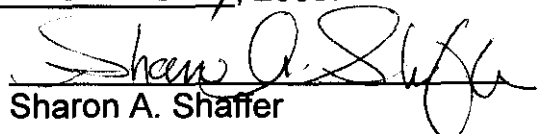
Parcel No. (PARCEL FOUR AND PARCEL FIVE) ^{Tax map # 05-03-100-007} 25-005100.0000
Last transfer of record appears in Volume 317, Page 783, Mercer County Recorder's Deed Records.

Subject to all easements, conditions, restrictions and rights of way of record.

This deed is given pursuant to the order of the Court of Common Pleas of Mercer County, Ohio and the Separation and Property Settlement Agreement of the parties in Case No. 04-DIV-019.

The Grantor herein, Sharon A. Shaffer, wife of Grantee, hereby releases all rights of dower herein.

Witness my hand this 25 day of January, 2005.


Sharon A. Shaffer

STATE OF OHIO, COUNTY OF Mercer, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Sharon A. Shaffer, wife of Grantee, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Celina, Ohio, this 25th day of January, 2005.

Thomas L. R.
Notary Public

THOMAS L. RUTH, ATTORNEY AT LAW
NOTARY PUBLIC FOR STATE OF OHIO
COMMISSION HAS NO EXPIRATION, O.R.C. 147.02

SEAL

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 25 2005

MERCER COUNTY
TAX MAP DEPARTMENT

200500000513
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
01-25-2005 At 03:21 pm.
QUIT C DEED 36.00
OR Book 195 Page 187 - 189

200500000513
MTL
FILE

TRANSFERRED

JAN 25 2005

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

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

KP 1-25-05
Deputy Aud. Date

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