

## Deed On Decree Or Order Of Sale

To all Persons to Whom these Presents shall Come:

Whereas, at the \_\_\_\_\_ Term 20\_\_\_\_, of the Court of Common Pleas of the County of Mercer and State of Ohio, in an action numbered on the Docket of said Court as Case No. 04 CIV 073 wherein JP Morgan Chase Bank, as Trustee, Plaintiff, and Shane P. LeCompte and Paula L. LeCompte Defendants, an order of sale Dated October 5, 2004 was adjudged and decreed to the said JP Morgan Chase Bank, as Trustee, against the said Shane P. LeCompte aka Shane LeCompte and Paula L. LeCompte aka Paula LeCompte for the sum of \$62,292.39 Dollars, and costs of suit:

And Whereas, pursuant to said judgment, an order of sale was afterwards, on the 15<sup>th</sup> day of October, 2004, duly issued by said Court, commanding the Sheriff of said County to sell the hereinafter described premises according to law;

And Whereas, I, Jeff Grey, the Sheriff aforesaid, having caused said premises to be appraised, and a copy of the appraisal to be duly filed in the office of the Clerk of said Court, and having advertised the time and place of selling the same, in The Daily Standard, a newspaper printed and of general circulation in said County, for the period of thirty days prior to the day of sale, and otherwise complied with said order and the statute in such cases;

And Whereas, on the 24<sup>th</sup> day of November, 2004, in the auditorium of the Mercer County Courthouse, in said County at 10:00 o'clock A.M. of said day, I the said Sheriff, exposed said Real Estate for sale at Public Auction, and the same was then and there sold to the hereinafter named grantee \_\_\_\_\_, for the sum of \$46,667.00 Dollars, the bid of said grantee \_\_\_\_\_ being the highest and best bid offered, and said sum being exactly two-thirds the appraised value thereof;

And Whereas, at the \_\_\_\_\_ Term of said Court, 20\_\_\_\_, the said proceedings by the said Sheriff had in the premises, were submitted to said Court, and by it in all respects confirmed, and the said Sheriff was ordered and directed to make a Deed of said Real Estate to the said hereinafter named grantee \_\_\_\_\_;

Now Know Ye, That I, Jeff Grey, Sheriff of Mercer County, Ohio, by virtue of the Statute in such case made and provided, and in consideration of the said sum of \$46,667.00 Dollars, which I acknowledge to have received from the grantee \_\_\_\_\_, do hereby Grant, Sell and Convey unto said JP Morgan Chase Bank, as Trustee, 2255 North Ontario Street, Burbank, CA 91504, its heirs, and assigns forever, the following described real estate, situated in Mercer County and State of Ohio, to wit:

Situated in the County of Mercer, in the State of Ohio and in the Village of Montezuma:

Beginning at the Northwest Corner of the fractional part of lot Forty-Nine (49) of Bell Wyatt & Beauchamp Add. sold to H.B. Bennet; Thence West Forty (40) feet, thence South to the South line of said lot Forty-Nine (49);

U. S. TITLE AGENCY, INC.  
238138

Thence East Forty (40) feet; Thence North to the place of beginning.

Also the following:

Beginning at the Northwest Corner of the fractional part of said lot Forty-Nine (49) deed to Wesley Bond; Thence West along the North line of said lot Forty-Nine (49) to the section line between sections Twenty-Nine (29) and Thirty (30); Thence South along said section line a distance of Five (5) rods to the South line of said lot; Thence East to the Southwest corner of the fractional part of said lot Forty-Nine (49) deeded to Wesley Bone; Thence North to the place of beginning.

Also:

Being Sixty (60) feet of uniform width off of the entire East side of out-lot number Twenty (20) of the Village of Montezuma, Ohio, and being in section Thirty (30), Town 6 South, Range 3 East.

Parcel No. 14-009900.0000 & 14-003000.0000

Tax Map # 09-24-156-001; 09-30-278-004

To Have and to hold the same with all the appurtenances thereto belonging, to said grantee and its heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand officially, this 28 day of December, 2004.

Signed and Acknowledged in Presence of:

Tim Fink  
Tim Fink  
Karen Sapp  
Karen Sapp

Jeff Grey  
Sheriff of Mercer County, Ohio.

The State of Ohio, Mercer County :

Before me, the undersigned, Notary Public, within and for said County, personally appeared the above named Jeff Grey, Sheriff of said Mercer County, Ohio, the grantor in the above deed on conveyance, who acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28 day of December, 2004.

Angela Brunswick  
Notary Public

This Instrument Prepared By:  
Michael J. Linden  
1111 Chester Avenue, Suite 400  
Cleveland, OH 44114  
(216) 621-0590

ANGELA K. BRUNSWICK  
Notary Public, State of Ohio  
My Commission Expires February 18, 2008  
Recorded in Mercer County

TRANSFERRED

JAN 31 2005

MAJOR COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 46.70  
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

0413 1-31-05  
Deputy Aud. Date

DESCRIPTION  
INSUFFICIENT  
FOR TAX MAPPING PURPOSES

DEC 31 2005

MERCER COUNTY  
TAX MAP DEPARTMENT

SURVEY  
RECOMMENDED  
Jan 31 2005  
DEC 21 2004

MERCER COUNTY  
TAX MAP DEPARTMENT

Sheriff's Deed  
For Land Heretofore Owned by \_\_\_\_\_  
and Sold and Conveyed by \_\_\_\_\_ Sheriff  
to \_\_\_\_\_

ex. Doc. \_\_\_\_\_ Page \_\_\_\_\_

Received for Record \_\_\_\_\_, 20 \_\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M.L.

Recorded \_\_\_\_\_, 20 \_\_\_\_\_

In \_\_\_\_\_ County

Records, Vol. \_\_\_\_\_ Page \_\_\_\_\_

Recorder

Entered for Transfer \_\_\_\_\_, 20 \_\_\_\_\_

Auditor

by: \_\_\_\_\_ Deputy

200500000606 1.1  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
01-31-2005 At 12:49 pm.  
SHERIF DEED 36.00  
OR Book 195 Page 685 - 687

200500000606  
U S TITLE AGENCY INC  
1111 CHESTER AVE  
STE 400  
CLEVELAND, OH 44114-9782