

Warranty Deed

Know all Men by these Presents,

That, Zola O. Keister and Haroko S. Keister, husband and wife, the Grantor(s),

who claim title by or through instrument, recorded in Document Number Official Record ~~of~~ Volume
144, Page 175 Mercer, County Recorder's Office, for the consideration of TEN

DOLLARS (\$10.00) and other good and valuable consideration, received to his/her/**their** full satisfaction of
John A. Larbus and Cheryl Lynn Larbus, husband and wife, for their joint lives,
remainder to the survivor of them,
the Grantee(s), whose TAX MAILING ADDRESS will be 54100 Club Island Road, Celina, Ohio
45822 do

Give, Grant, Bargain Sell and Convey unto the said Grantee(s), and assigns, the following described
premises, situated in the City of Celina
County of Mercer, State of Ohio:

SEE ATTACHED EXHIBIT "A"

EXCEPT TAXES AND ASSESSMENTS, BOTH GENERAL AND SPECIAL, HEREAFTER
FALLING DUE, ZONING ORDINANCES AS IMPOSED BY THE LOCAL AUTHORITIES OF
THE MUNICIPALITY OF WHICH THESE PREMISES ARE A PART, AND COVENANTS,
RESTRICTIONS AND EASEMENTS OF RECORD.

PARCEL NUMBER: 9-096100.0000; 9-096200.0000; 9-097400.0000 9-097300.0000

To Have and to Hold the above granted and bargained premise, with the appurtenances thereof, unto
the said Grantee(s), his/her/**their heirs** and assigns forever.

And **he/she/ they**, the said Grantor(s), do for **himself/herself/themselves** and **his/her/their** heirs,
executors and administrators, covenant with the said Grantee(s), **his/her/their heirs** and assigns, that at and
until the ensembling of these presents, **he/she/they is/are** well seized of the above described premises, as a good
and indefeasible estate in FEE SIMPLE and have good right to bargain and sell the same in manner and form
as above written, and that the same are **free from all encumbrances whatsoever**

and that **he/she/they will Warrant and Defend** said premises, with the appurtenances thereunto belonging,
to the said Grantee(s), his/her/**their heirs** and assigns, against all lawful claims and demands whatsoever
except as aforesaid

EXHIBIT "A"

Situated in the Township of Franklin, County of Mercer and State of Ohio, bounded and described as follows:

Being Lots Numbered Seventy (70), Seventy-one (71), Eighty-one (81) and Eighty-two (82) of Dorsten's Club Island Second Addition, as the same appear upon the recorded plat thereof, subject to all the restrictions, conditions and privileges of record.

TAX MAP #

9-23-204-001

9-23-130-001

9-23-130-003

9-23-130-002

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 26 2005

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 26 2005

MAR
COUNTY
MERCER

Exemption paragraph, conveyance Fee \$180⁰⁰

The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
619. 002 Mark Gissige Mercer
County Auditor.

10713 4-26-05
Deputy Aud. Date

And for valuable consideration,

Zola O. Keister and Haroko S. Keister, husband and wife

do hereby remise, release and forever quit-claim unto the said Grantee(s), his/her/their heirs and assigns, all rights and expectancy of Dower in the above described premises.

In Witness Whereof they have hereunto set his/her/their hand(s) this 29th day of March, 2005 .

Signed and acknowledged in presence of:

Michelle Wilson,
(witness)

Zola O. Keister
Zola O. Keister

Matthew J. Keister
(witness)

Haroko S. Keister
Haroko S. Keister

State of ~~Ohio~~ New Mexico
County of Chaves } ss.

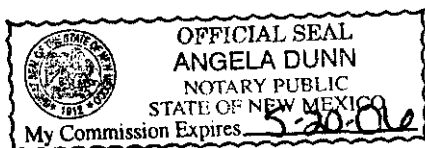
200500002491
SCHNELLE
FILE

On March 29th 2005 Before me, a Notary Public
In and for said County and State, personally appeared the above named

Zola O. Keister and Haroko S. Keister, husband and wife

who acknowledge that he/she/they did sign the foregoing instrument and that the same is his/her/their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at this
day of 29th March, A.D. 2005



Angela Dunn
Notary Public

My commission expires
May 20, 2006

This instrument was prepared by: Rebecca L. Voorhees

200500002491 /
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K. BARGER
04-26-2005 At 10:48 am.
WARRANTY DEED 36.00
OR Book 198 Page 1426 - 1428