

SPECIAL WARRANTY DEED FOR CORPORATION

KNOW ALL MEN BY THESE PRESENTS: That JP Morgan Chase Bank, as Trustee, Whose address is c/o Homecomings Financial Network, Inc., 9350 Waxies Way, Ste 100, San Diego, CA 92123 for valuable consideration paid, grants with Limited Warranty covenants to:

Nicholas R. Buschur Pension Trust

Whose tax mailing address will be: 167 South Moor Shoves Drive Saint Marys OH

Beginning at an iron rod at the intersection of the North line of a public alley and the N-S half section line of Section 30, T-6-S, R-3-E, Franklin Township, Mercer County, Ohio, said point also being the Southwest corner of Lot 48 in the Bell Wyatt & Beauchamp Addition to the Village of Montezuma, Ohio; Thence S 90° 00' 00" W, along the North line of said public alley, Sixty and 00/100 (60.00) feet to an iron rod; Thence N 00° 35' 44" E, One hundred fifty-five and 55/100 (155.55) feet to an iron rod on the South line of Main Street (SR-219); Thence along said South line and along a curve to the right with a radius of 316.48 feet, a chord bearing of N 67° 49' 43" E, and a chord distance of 25.04 feet, a distance of Twenty-five and 05/100 (25.05) feet to a point; Thence N 90° 00' 00" E, along said South line, One hundred nineteen and 91/100 (119.91) feet to an iron rod; Thence S 00° 33' 44" W, Eighty-two and 50/100 (82.50) feet to an iron rod on the South line of Lot 49; Thence S 90° 00' 00" W, along said South line, Eighty-three and 00/100 (83.00) feet to an iron rod at the Southwest corner of Lot 49; Thence S 00° 33' 44" W, along the West line of Lot 48, Eighty-two and 50/100 (82.50) feet to the Place of Beginning. Containing 0.382 acres more or less and being part of Lot 49 and the East Sixty feet of O.L.20 in the Village of Montezuma, Ohio. ⁴⁵⁸⁸⁵

This description is subject to all easements and roadways of record. All bearings for this description were turned from the North line of a public alley and was assumed to be S 00° 00' 00" W, for this survey.

Permanent Parcel No(s) 14-003000-000 and 14-009900-000

Tax map # 09-30-278-004 ; 09-29-156-001

Commonly known as: 34 West Main Street, Montezuma, OH 45866

Prior Deed Reference: Instr. No. 200500000606, OR 195, Page 685

The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

For the sum of \$57,000.00

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 28 2005

MERCER COUNTY
TAX MAP DEPARTMENT

1623
AGENCY ABSTRACT
1000 S. Cleveland-Massillon Rd., Suite 119
Fairlawn, Ohio 44333

SOURCE TITLE AGENCY, INC.
100 E. Pleasant Valley Road
Suite 100
Fairlawn, Ohio 44131
\$2802

Subject to easements and restrictions of record, applicable zoning and taxes and assessments payable after delivery of this deed.

IN WITNESS WHEREOF, Grantor has caused this *Special Warranty Deed* to be executed this 22 day of JUNE, 2005

Signed and Sealed

Signed in the presence of:

DeAnn McCown
witness Bianca Gomez
witness

JP Morgan Chase Bank, as Trustee

BY: Sharmel Dawson-Tyau

Signature, Officer #1
ITS:

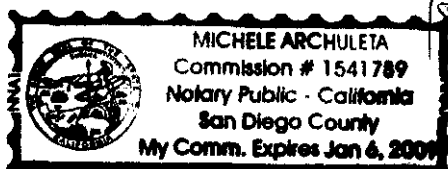
Sharmel Dawson-Tyau
Asst. V.P.

Title, Officer #1

200500003943 ✓
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
06-28-2005 At 02:15 pm.
WARRANTY DEED 28.00
OR Book 200 Page 2597 - 2598

STATE OF
COUNTY OF ss.

The foregoing instrument was acknowledged before me this 22 day of JUNE 2005 By Sharmel Dawson-Tyau the Asst. V.P. of JP Morgan Chase Bank, as Trustee.



Notary Public, _____ County, State of _____
My commission expires:

This instrument prepared by Paul Sanislo, Attorney at Law, 7100 E. Pleasant Valley Rd. Ste. 100 Cleveland, Ohio 44131.

TRANSFERRED

JUN 28 2005

MARCO L. LERER
COUNTY AUDITOR
MERCER COUNTY, OHIO

\$142.50

SEAL

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

Deputy Aud. Date

6-28-05