

GENERAL WARRANTY DEED

David D. Gingerich, a married man, of Mercer County, Ohio, *the Grantor, for valuable consideration paid, grants, with general warranty covenants, to Jayanth K. Gutta, whose tax-mailing address is 7667 Old Town Road, Celina, Ohio 45822 the following REAL PROPERTY:*

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

Being a parcel of land situated in Center Township, Mercer County, Ohio, and in the southwest quarter of Section 27, Township 5 South, Range 3 East, being more particularly described as follows: Commencing at a cornerstone at the south quarter post of said Section 27; thence N 88° 52' 15" W 757.76 feet along the south line of the southwest quarter of said Section 27 and also being the centerline of Oldtown Road to a mag nail set as the Point of Beginning; thence N 88° 52' 15" W, 174.50 feet along the last described line to a mag nail set; thence N 01° 07' 45" E, 279.70 feet and passing through an iron pin with cap set at 20.00 feet to an iron pin with cap set; thence S 88° 52' 15" E, 174.50 feet to an iron pin with cap set; thence S 01° 07' 45" W, 279.70 feet and passing through an iron pin with cap set at 259.70 feet to the Point of Beginning, containing 1.120 acres of land, more or less, subject to all valid easements and rights-of way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated November 23, 2002, on file in the County Engineer's Office and Recorder's Office.

Reference is made herein to Minor Subdivision map recorded in Vol. 168, Page 268, Mercer County Recorder's Official Records.

Restrictions:

- 1. Property is restricted to residential use only.
- 2. Residence dwellings on the real estate shall be restricted to permanently constructed home of brick, wood, or other materials common in the building trade.
- 3. Residence dwelling shall be limited to one per acre and shall have a minimum total of 1,500 square feet of living space, exclusive of basements, with 1,250 square feet to be devoted to ground floor living space.
- 4. Outbuildings shall be designed to conform to the general architectural design of the residence dwelling.
- 5. No livestock permitted except domesticated pets.

Prior Instrument Reference: Volume OR168, Page 273 of the Deed Records of Mercer County, Ohio.

Taxes to be prorated to day of closing.

Parcel # 06-058700.1000 6 - 27 - 300.00

Brenda Gingerich, spouse of the grantor, hereby releases her right and expectancy of dower.

TRANSFERRED

MAR 07 2006
MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

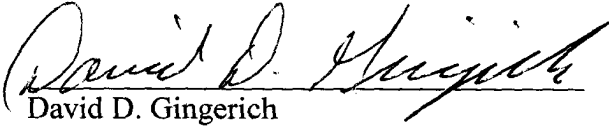
DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES
MAR 07 2006

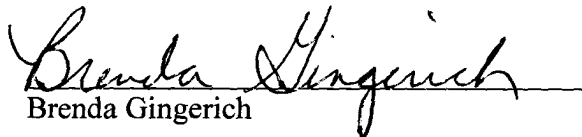
MERCER COUNTY
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee 612.50
The Grantor and Grantors of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
Kp 3-7-04
Deputy Aud. Date

MINOR SUBDIVISION

Witness their hands (s) this 6 day of MARCH 2006

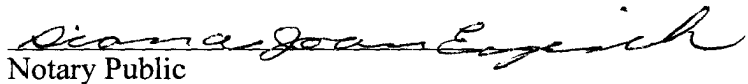

David D. Gingerich


Brenda Gingerich

State of Ohio
County of Mercer ss:

BE IT REMEMBERED, That on this 6 day of MARCH 2006, before me, the subscriber, a Notary Public in and for said state, personally came David D. Gingerich and Brenda Gingerich, husband and wife, 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.


Notary Public

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



DIANA JOAN EYNIK
Notary Public - State of Ohio
My Commission Expires August 10, 2009
Recorded in Mercer County