

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **JELA Corp.**, a Corporation incorporated under the laws of the State of Ohio, the Grantor, for the consideration of One (\$1.00) Dollar and other good and valuable consideration, received to its full satisfaction of the Grantees, **Robert L. Fairchild Jr. and Nancy E. Fairchild**, whose tax mailing address is 5025 Riverview Ave., Middletown, OH 45042, does GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, their heirs and assigns, the following described premises:

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

Being Lot Numbered One (1) of SOUTH POINTE SUBDIVISION FIRST ADDITION as shown on the recorded plat thereof as recorded in Plat Cabinet 1, Pages 261-262, subject to all easements, conditions and restrictions of record, and also subject to the Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements as recorded in Official Records Volume 15, Pages 1013-1029, Mercer County Recorder's Office.

PARCEL NO. 09-033000.0100

TAX MAP NO. 9.20-282-006

Last transfers of record appear in Volume 2, Page 915, and Volume 2, Page 917, Mercer County Recorder's Official Records.

All real estate taxes and assessments shall be prorated to day of closing.

23370

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 17 2006

APR 17 2006

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

TRANSFERRED

Exemption paragraph, conveyance fee

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

4-17-06

Deputy Aud. Date

MERCER COUNTY
TAX MAP DEPARTMENT

be the same more or less, but subject to all legal highways.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, their heirs and assigns forever.

And the said Grantor, does for itself and its successors and assigns, covenant with said Grantees, their heirs and assigns, that at and until the ensealing of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and has good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances whatsoever.

And that it will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, forever, against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, said corporation sets its hand and corporate seal, by Deborah A. Borns, its President, this 10 day of April, 2006.

JELA Corp.

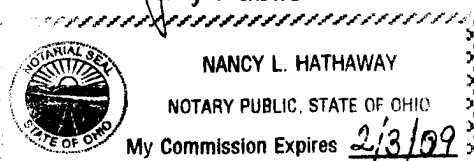
By: *Deborah A. Borns*

Deborah A. Borns, its President

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named JELA Corp., by Deborah A. Borns, its President, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Celina, Ohio, this 10 day of April, 2006.

Nancy L. Hathaway
Notary Public

NANCY L. HATHAWAY
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 2/3/09

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