

OHIO WARRANTY DEED

That the Grantors, Richard A. Schumm and Phyllis A. Schumm, husband and wife, and Terry D. Rolfes and Shelly R. Rolfes, husband and wife, for valuable consideration paid, grants, with general warranty covenants, to the Grantee,

Sunset Toy Barn LLC  
Celina, OH 45822

the following real property:

Situated in the West fractional half of the Northeast Quarter of Section 20, T-6-S, R-3-E, Township of Franklin, County of Mercer and State of Ohio, to-wit:

Being Lot Number Eight (8) of LAKEVISTA SUBDIVISION - Phase I, as the same appears upon the recorded plat thereof in Plat Cabinet 1, Pages 377-378, Mercer County, Ohio Recorder's Office, subject to all easements, conditions, restrictions and rights of way of record.

PARCEL NO. 09-024900800

TAX MAP NO. 09-20-251-031

Last transfer of record appears in Volume 330, Page 258, Mercer County Recorder's Deed Records.

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

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 20 2006  
NMD

MERCER COUNTY  
TAX MAP DEPARTMENT

PHYLIS A. SCHUMM  
TERRY D. ROLFES  
SHELLEY R. ROLFES  
RICHARD A. SCHUMM  
NOTARY PUBLIC, State of Ohio  
Commission Expires Jan 20, 2008

TRANSFERRED

APR 20 2006

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, convenience Fee \$83.80  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
513, 202 Mark Giesige Mercer  
County Auditor.  
Deputy Aud. Date 4-20-06

Richard A. Schumm and Phyllis A. Schumm, husband and wife; and Terry D. Rolfes and Shelly R. Rolfes, husband and wife, hereby release their rights of dower in said premises

Witness our hands this 19th day of April, 2006.

Richard A. Schumm  
Richard A. Schumm  
Phyllis A. Schumm  
Phyllis A. Schumm  
Terry D. Rolfes  
Terry D. Rolfes  
Shelly R. Rolfes  
Shelly R. Rolfes

STATE OF OHIO, COUNTY OF MERCER, SS:

Before me, a notary public in and for said County and State, personally appeared the above named Richard A. Schumm and Phyllis A. Schumm, husband and wife, and Terry D. Rolfes and Shelly R. Rolfes, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Celina, Ohio, this 19th day April, 2006.

Phyllis L. Hochensparger  
Notary Public

**PHYLLIS L. HOCHENSARGER**  
**NOTARY PUBLIC, State of Ohio**  
**My Commission Expires Jan 21, 2009**

This instrument prepared by: Meikle, Tesno & Luth, Attys.  
100 N. Main St., Celina, OH 45822.

SEAL