

SURVIVORSHIP DEED

Dennis Knapke and Carol Knapke, husband and wife, of Mercer County, Ohio, for valuable consideration paid, grant with general warranty covenants, to ***Charles D. Hughes and Lynette M. Hughes***, husband and wife, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 4408 Kuhn Road, Celina, OH 45822, the following real property:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, and in the northeast quarter of Section 16, Township 6 South, Range 2 East, being more particularly described as follows:

Dub
Commencing at a cornerstone at the northeast corner of said Section 16;

Thence N 88° 44' 24" W, 639.86 feet along the north line of the northeast quarter of said Section 16, and also being the centerline of Kuhn Road to a P.K. nail found, being the Point of Beginning;

Thence S 01° 41' 10" W, 362.10 feet and passing through an iron pin found at 30.00 feet to an iron pin with cap set;

Thence N 88° 44' 24" W, 195.80 feet to an iron pin with cap set;

Thence N 01° 15' 36" E, 362.09 feet and passing through an iron pin with cap set at 342.09 feet to a MAG nail set;

Thence S 88° 44' 24" E, 198.49 feet along the north line of the northeast quarter of said Section 16, and also being the centerline of Kuhn Road to the Point of Beginning, containing 1.639 acres of land more or less, subject to all valid easements and right-of-way, and subject to all covenants and restrictions of record.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated November 14, 2005, on file in the County Engineer's Office.

Permanent Parcel Number # 3-00 4000.0000
Tax Map # 8-16-200-009

TRANSFERRED

MAY 25 2006

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

³⁹ MAY 25 2006

~~Exemption paragraph~~, conveyance Fee 56
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

KP
Deputy Aud. Date

MERCER COUNTY
TAX MAP DEPARTMENT

5-25-06 MINOR SUBDIVISION

Deed – Page 2
Knapke to Hughes

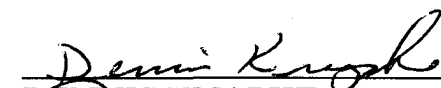
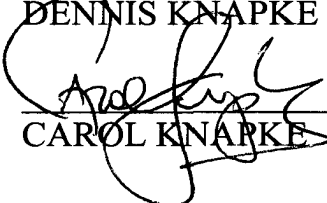
Last Transfer: Official Record Book 182, Page 604, Mercer County Recorder's Office.

A minor subdivision plat is attached hereto and made a part hereof for all purposes.

Grantors agree to pay and be responsible for the installment of real estate taxes and assessments due and payable in July, 2006; Grantees agree to pay all real estate taxes and assessments due and payable thereafter.

Grantors release all rights of dower therein.

Witness our hands this 20th day of May, 2006.


DENNIS KNAPKE

CAROL KNAPKE

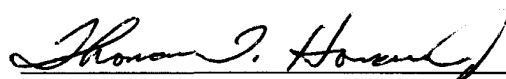
State of Ohio, County of Mercer, SS:

BE IT REMEMBERED, That on this 20th day of May, 2006, before me, the subscriber, a notary public in and for said state, personally came Dennis Knapke and Carol Knapke, husband and wife, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

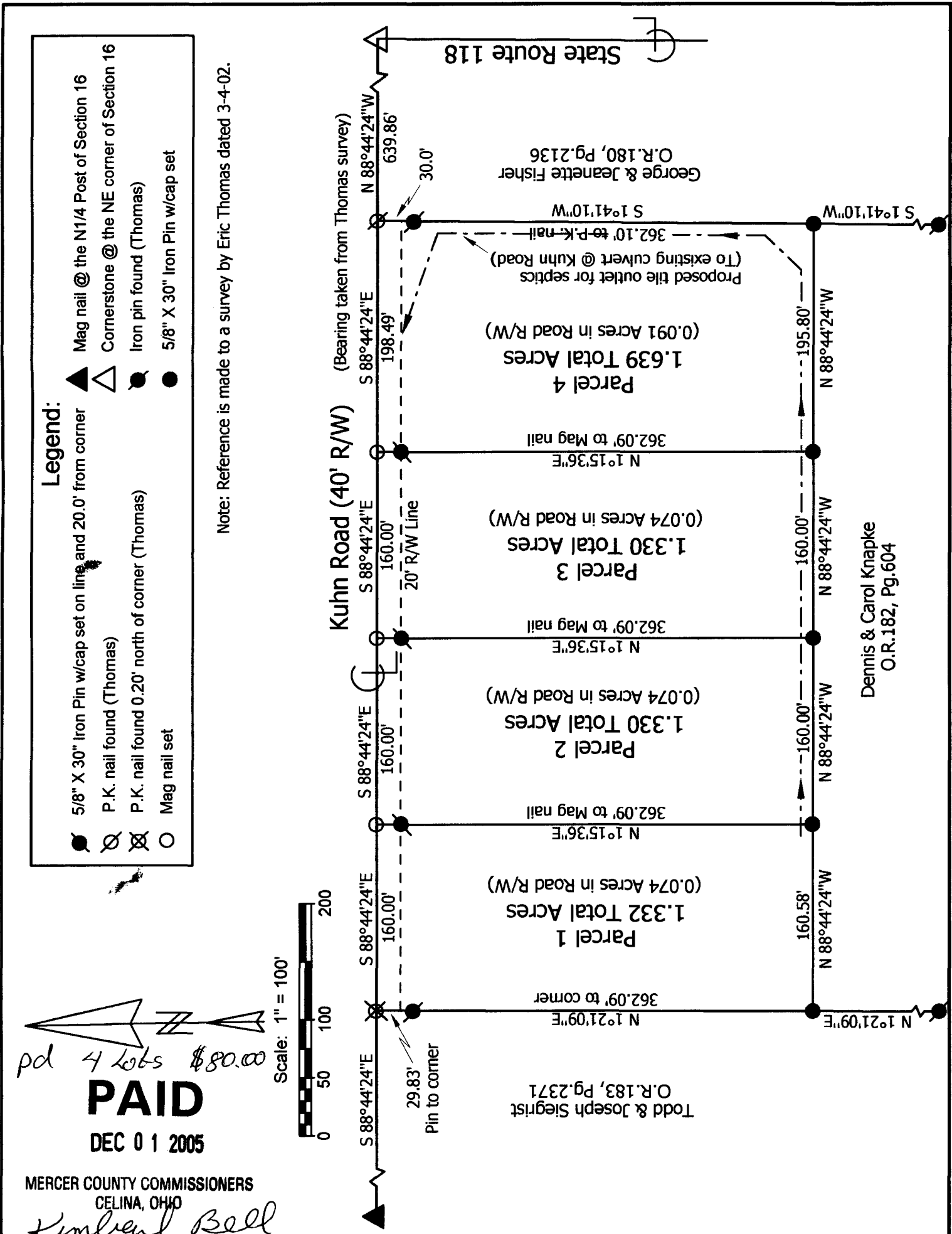
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

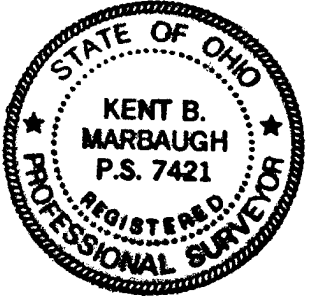


THOMAS T. HOMAN, JR.
Notary Public, State of Ohio
My Commission Expires March 3, 2008


Notary Public – State of Ohio

Instrument prepared by:
David Wm. Bruns
Attorney Reg. #0002539
123 West Main Street
Coldwater, OH 45828
Phone: 419-678-4317



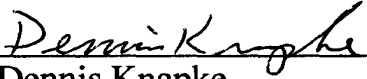
| | | | |
|---|---|--|--|
| Marbaugh Land Surveying 1210 Yorkshire Court Celina, Ohio 45822 (419) 586-4293 <i>Kent Marbaugh</i> Kent B. Marbaugh P.S.7421 |  | Dennis & Carol Knapke Survey | |
| | | State of: <u>Ohio</u> County: <u>Mercer</u> Township: <u>Butler</u> Sec: <u>16</u> Town: <u>6S</u> Range: <u>2E</u> City/Village: _____ Subdivision: _____ Lot: _____ Deed Ref: <u>O.R.182, Pg.604</u> Date Surveyed: <u>11-14-05</u> Approvals: <i>Chris Miller</i> <i>Kenn C. Eichel</i> Agency: Board of Health Township Zoning Inspector County Engineer Date: <u>11-30-05</u> <u>11-30-05</u> | |

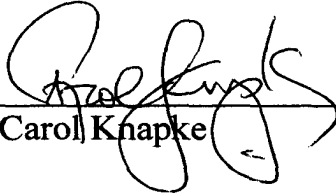
KNAPKE COUNTRY LOTS

COVENANTS & RESTRICTIONS

1. The use of these lots shall be limited to single family residences.
2. All buildings must comply to the Butler Township Zoning codes. In addition, the front of the home foundation must start between 75 and 85 feet from the center of the road.
3. Minimum floor area of residence, exclusive of attached garages, porches, breezeways, and patios shall not be less than 1,600 sq. ft. and roof pitch must be a minimum of 5/12.
4. No structure for residential purposes shall be moved upon any lot except an authorized industrialized unit built according to the Ohio Board of Building Standards and approved by the State of Ohio, Department of Industrial Relations. Each unit must be approved on an individual basis by the Developers of these lots.
5. No dwelling shall exceed two (2) stories in height.
6. No sign of any kind shall be displayed to public view on any parcel except one professional sign of not more than one square foot or one sign of not more than five square feet, advertising the property for sale or rent.
7. No structure of a temporary character, trailer, mobile home, manufactured home, basement, tent, shack, garage, barn or other out building shall be used at any time as a residence either temporary or permanently.
8. All garbage and waste shall be kept in sanitary containers until proper disposal is made thereof.
9. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, or other household pets, provided they are not kept, bred, or maintained for any commercial purposes.

- 10.No junk or hobby cars or trucks will be stored on the outside of any dwelling at any time.
- 11.One outbuilding can be constructed on each lot. The size is limited to 1,200 sq. ft.
- 12.Trees and shrubs must be at least twenty-five (25) feet away from the drainage systems. Trees and shrubs must also be at least twenty-five (25) feet away from the South line on Parcel #1. Buyer is responsible if any tree or shrub damages or if anything plugs any of the drainage systems.


Dennis Knapke


Carol Knapke