

WARRANTY DEED

Ricky J. Uppenkamp and Therese D. Uppenkamp, husband and wife, for valuable consideration paid, grant with general warranty covenants, to Coldwater Lumber Co., a corporation organized and existing under the laws of the State of Ohio, whose tax-mailing address is 215 East North Street, Coldwater, OH 45828, the following real property:

Parcel C: Being a parcel of land in the SW¼ of Section 24, T6S, R3E, Franklin Township, Mercer County, Ohio, more particularly described as follows:

Commencing at the monument box at the southwest corner of Section 24 (intersection of Behm Rd. and S.R. 219), thence N. 1°-28'-42" E. (assumed bearing) on the west line of the SW¼ (centerline Behm Rd.), 1385.36' to a set Mag nail at the POINT OF BEGINNING of the parcel to be described, thence the following courses;

- 1. Continue N. 1°-28'-42" on said line 100.00' to a set Mag nail;
- 2. S. 88°-31'-16" E., 167.01' to the center of a boat channel, passing a set #5 rebar on the east R/W line of Behm Rd. at 16.50' and a set #5 reference rebar at 129.51';
- 3. S. 1°-28'-44" W. on the center of the boat channel, 100.00';
- 4. N. 88°-31'-16" W., 167.01' to the POINT OF BEGINNING, passing a set #5 reference rebar at 37.50' and a set #5 rebar on the east R/W line of Behm Rd. at 150.51'.

The above-described parcel contains a total of 0.383 acre, more or less, subject to all easements and records at time of survey.

A bearing of N. 1°-28'-42" E. was assumed for the west line of the SW¼ of Section 24 (centerline Behm Rd.).

Previous Instrument No. 200600002904.

This plat and description is based on a field survey on 4-27-05 by Bacon & Associates, LLC under the direction of Clayton T. Bacon, P.S. #6179.

Parcel D: Being a parcel of land in the SW¼ of Section 24, T6S, R3E, Franklin Township, Mercer County, Ohio, more particularly described as follows:

Commencing at the monument box at the southwest corner of Section 24 (intersection of Behm Rd. and S.R. 219), thence N. 1°-28'-42" E. (assumed bearing) on the west line of the SW¼ (centerline Behm Rd.), 1485.36' to a set Mag nail at the POINT OF BEGINNING of the parcel to be described, thence the following courses;

- 1. Continue N. 1°-28'-42" on said line 100.00' to a set Mag nail;
- 2. S. 88°-31'-16" E., 167.01' to the center of a boat channel, passing a set #5 rebar on the east R/W line of Behm Rd. at 16.50' and a set #5 reference rebar at 129.51';
- 3. S. 1°-28'-44' W. on the center of the boat channel, 100.00';
- 4. N. 88°-31'-16" W., 167.01' to the POINT OF BEGINNING, passing a set #5 reference rebar at 37.50' and a set #5 rebar on the east R/W line of Behm Rd. at 150.51'.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 20 2006

MERCER COUNTY
TAX MAP DEPARTMENT

Exemption paragraph, conveyance fee 3/2 52
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

MINOR SUBDIVISION

TRANSFERRED

JUN 20 2006

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

DUB

10-13 6-20-06
Deputy Aud. Date

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The above-described parcel contains a total of 0.383 acre, more or less, subject to all easements and records at time of survey.

A bearing of N. 1°-28'-42" E. was assumed for the west line of the SW¼ of Section 24 (centerline Behm Rd.).

Previous Instrument No. 200600002904.

This plat and description is based on a field survey on 4-27-05 by, Bacon & Associates, LLC under the direction of Clayton T. Bacon, P.S. #6179.

Parcel E: Being a parcel of land in the SW¼ of Section 24, T6S, R3E, Franklin Township, Mercer County, Ohio, more particularly described as follows:

Commencing at the monument box at the southwest corner of Section 24 (intersection of Behm Rd. and S.R. 219), thence N. 1°-28'-42" E. (assumed bearing) on the west line of the SW¼ (centerline Behm Rd.), 1585.36' to a set Mag nail at the POINT OF BEGINNING of the parcel to be described, thence the following courses;

1. Continue N. 1°-28'42" on said line 100.00' to a set Mag nail;
2. S. 88°-31'-16" E., 167.01' to the center of a boat channel, passing a set #5 rebar on the east R/W line of Behm Rd., at 16.50' and a set #5 reference rebar at 129.51';
3. S. 1°-28'-44" W. on the center of the boat channel, 100.00';
4. N. 88°-31'-16" W., 167.01' to the POINT OF BEGINNING, passing a set #5 reference rebar at 37.50' and a set #5 rebar on the east R/W line of Behm Rd. at 150.51'.

The above-described parcel contains a total of 0.383 acre, more or less, subject to all easements and records at time of survey.

A bearing of N. 1°-28'-42" E. was assumed for the west line of the SW¼ of Section 24 (centerline Behm Rd.).

Previous Instrument No. 200600002904.

This plat and description is based on a field survey on 4-27-05 by Bacon & Associates, LLC under the direction of Clayton T. Bacon, P.S. #6179.

Parcel J: Being a parcel of land in the SW¼ of Section 24, T6S, R3E, Franklin Township, Mercer County, Ohio, more particularly described as follows:

Commencing at a railroad spike at the northwest corner of the SW¼ of Section 24, thence S. 1°-28'-42" W. (assumed bearing) on the west line of the SW¼ (centerline Behm Rd.), 472.10' to a set Mag nail at the POINT OF BEGINNING of the parcel to be described, thence the following courses;

1. S. 88°-31'-16" E., 167.02' to the center of a boat channel;
2. S. 1°-28'-44" W. on the center of said channel, 100.00';
3. N. 88°-31'-16" W., 167.02' to a set Mag nail on the west line of the SW¼ (centerline Behm Rd.), passing a set #5 reference rebar at 37.50' and a set #5 rebar on the east R/W line of Behm Rd., at 150.51';

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4. N. 1°-28'-42" E. on said section line, 100.00' to the POINT OF BEGINNING.

The above-described parcel contains a total of 0.383 acre, more or less, subject to all easements and records at the time of survey.

A bearing of N. 1°-28'-42" E. was assumed for the west line of the SW¼ of Section 24 (centerline Behm Rd.).

Previous Instrument No. 200600002905

This plat and description is based on a field survey on 4-27-05 by Bacon & Associates, LLC under the direction of Clayton T. Bacon, P.S. #6179.

Parcel K: Being a parcel of land in the SW¼ of Section 24, T6S, R3E, Franklin Township, Mercer County, Ohio, more particularly described as follows:

Commencing at a railroad spike at the northwest corner of the SW¼ of Section 24, thence S. 1°-28'-42" W. (assumed bearing) on the west line of the SW¼ (centerline Behm Rd.), 572.10' to a set Mag nail at the POINT OF BEGINNING of the parcel to be described, thence the following courses;

1. S. 88°-31'-16" E., 167.01' to the center of a boat channel;
2. S. 1°-28'-44" W. on the center of said channel, 100.00';
3. N. 88°-31'-16" W., 167.01' to a set Mag nail on the west line of the SW¼ (centerline Behm Rd.), passing a set #5 reference rebar at 37.50' and a set #5 rebar on the east R/W line of Behm Rd. at 150.51';
4. N. 1°-28'-42" E. on said section line, 100.00' to the POINT OF BEGINNING.

The above-described parcel contains a total of 0.383 acre, more or less, subject to all easements and records at the time of survey.

A bearing of N. 1°-28'-42" E. was assumed for the west line of the SW¼ of Section 24 (centerline Behm Rd.).

Previous Instrument Number 200600002905

This plat and description is based on a field survey on 4-27-05 by Bacon & Associates, LLC under the direction of Clayton T. Bacon, P.S. #6179.

Last Transfers: Instruments #200600002905 and #200600002904, Recorder's Office, Mercer County, Ohio.

Real estate taxes and assessments shall be prorated to the date of closing.

Permanent Parcels #9-110900.0200 and #9-110900.0100
Tax Map #9-24-301-009; #9-24-301-010, #9-24-301-011, #9-24-301-012, and #9-24-301-013

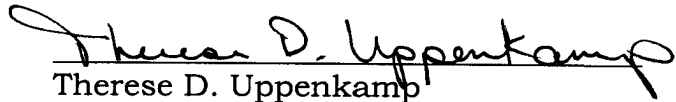
Grantors release all rights of dower therein.

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NOTE: Minor subdivision maps are recorded at Instrument No. 200600003566.

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


Ricky J. Uppenkamp


Therese D. Uppenkamp

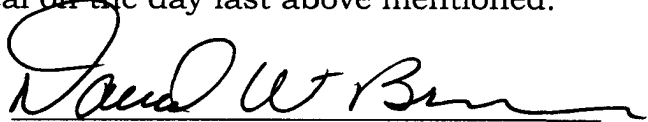
State of Ohio, County of Mercer, SS:

On this 20th day of June, 2006, before me, a notary public in and for said county, personally came Ricky J. Uppenkamp and Therese D. Uppenkamp, husband and wife, the grantors in the foregoing deed, who acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

SEAL

DAVID WM. BRUNS, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.


Notary Public – State of Ohio

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

DEED PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH