

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that DONALD J. BERTKE and MARJORIE M. BERTKE, husband and wife, Grantors, for valuable consideration paid, grant, with general warranty covenants, to MELINDA S. LEISS and BRIAN M. LEISS, wife and husband, for their joint lives with remainder to the survivor of them, Grantees, whose tax mailing address is 727 Sycamore Street, Celina, OH 45822, for the following real property (the "Property"):

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

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the West one-half (1/2) of the Southeast Quarter (1/4) of Section Twenty (20), Town Five (5) South, Range Three (3) East, being more particularly described as follows:

Commencing for reference at the corner stone at the South quarter post of said section Twenty (20); thence South 89° 40' East along the South line of the Southeast Quarter (1/4) of said Section Twenty (20) and the centerline of Howick Road, a distance of Five Hundred Twenty-two and Ninety-six Hundredths (522.96) feet to the center of an open ditch said point being the place of beginning for the parcel described herein; thence continuing South 89° 20' East along the last described line a distance of One Hundred Fifty-seven and Four Hundredths (157.04) feet to a point; thence North a distance of Five Hundred Eighty-four and Seventy-five Hundredths (584.75) feet to the center of the aforementioned open ditch; thence South 15° 03' 17" West along the approximate center of said open ditch a distance of Six Hundred Four and Fifty-nine Hundredths (604.59) feet to the place of beginning, containing One and Fifty-four Thousandths (1.054) acres of land, more or less, subject to all easements and right of way of record.

My # 6-20-400-010
6-646800.0100

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor #5372, dated October, 1978, on file in the County Engineer's Office.

Prior Instrument Reference: Deed Volume 286, Page 570.

The Property is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules, and regulations;
- (iv) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

Grantors release all rights of dower therein.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 30 2006

TRANSFERRED

AUG 30 2006

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 62.50
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
Kp 8-30-06
Deputy Aud. Date

MERCER COUNTY
TAX MAP DEPARTMENT

Executed on the 24th day of August, 2006.

Donald J. Bertke
By Marjorie M. Bertke P.O.A.

DONALD J. BERTKE, by Marjorie M.
Bertke, Attorney In Fact, pursuant to power
of attorney recorded at Official Record
~~Just~~ Volume 2006, Page 5138, Mercer County,
Ohio.

Marjorie M. Bertke
MARJORIE M. BERTKE

STATE OF OHIO)
)SS:
COUNTY OF MERCER)

Before me, a notary public in and for said County and State, personally appeared the above named MARJORIE M. BERTKE, individually and as Power of Attorney on behalf of Donald J. Bertke, Grantors, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

24th In Testimony Whereof, I have hereunto set my hand and official seal, at Coldwater, Ohio this day of August, 2006.



KEITH M. SCHNELLE
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
MY COMM. HAS NO EXPIRATION DATE

[Signature]
Notary Public

*This instrument prepared by Keith M. Schnelle
of the firm of Elsass, Wallace, Evans, Schnelle & Co., L.P.A.
Attorneys at Law, Sidney, Ohio 45365.*