

AFFIDAVIT

STATE OF OHIO, COUNTY OF MERCER, ss:

Now comes Richard D. Corcoran, being first duly sworn, and states that he is the son of Richard F. Corcoran and Clara G. Corcoran; that by virtue of a Warranty Deed executed July 3, 1975, and recorded in Mercer County Deed Volume 259, Page 821, and a Governor's Deed executed March 23, 1982, and recorded in Deed Volume 286, Page 236, the said Richard F. Corcoran and Clara G. Corcoran became vested, as tenants in common, in the following described tracts:

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

Parcel No. 1:

Being all of that part of Sections 29 and 30 lying on the North side of Wyatt Street (previously described as part of Out-Lot Number Two [2]), in the Incorporated Village of Montezuma, Mercer County, Ohio, the same being known as a part of the One (1.00) acre tract formerly owned by James L. Wills. Said premises are off of the East side of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) in Section Thirty (30), Town Six (6) South, Range Three (3) East;

ALSO, the following described real estate situated in Franklin Township, Mercer County, Ohio, and being part of the East Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty (30), Town Six (6) South, Range Three (3) East, and being more particularly described as follows:

Beginning at a point in the centerline of State Route 703 at the Southwest corner of Paul Ayers' tract of land that is North 86° 24' West, Eighty-eight and Eighteen Hundredths (88.18) feet from an iron bar in the centerline of S.R. 703 and the East line of Section Thirty (30); thence with said centerline North 86° 24' West, Twenty-five and Seventy-four Hundredths (25.74) feet to an iron bar, passing an iron bar at the Northwest corner of a 0.414 acre tract at Nineteen and Seventy-four Hundredths (19.74) feet; thence North 0° 36' East, Two Hundred Sixty-eight and Six Tenths (268.6) feet to an iron bar in the State of Ohio's property line as shown on Page 12 of 29 of a survey of part of Grand Lake-St. Mary's Reservoir as filed March 26, 1971, with the Mercer County Auditor; thence with said State's line South 61° Thirty-four and Four Tenths (34.4) feet East, Twenty-five and Five Tenths (25.5) feet to the Northwest corner of Paul Ayers' portion of unrecorded Out-Lot Number Two (2); thence with said Ayers' West line South 0° 06.3 Feet

-2-

East, Two Hundred Fifty-eight and One Tenth (258.1) feet to the place of beginning, containing 0.146 acre, more or less.

Parcel No. 2:

Situated in Sections Twenty-nine and Thirty (30), Franklin Township, Township Six (6) South, Range Three (3) East, Mercer County, Ohio, and being part of Lots Sixty (60) and Sixty-one (61) in Bell, Wyatt & Beauchamp Addition and other lands in the Village of Montezuma, (previously described as Outlots Two [2] and Three [3]), and more particularly described as follows:

Tract 1:

Being part of Lots Numbered Sixty (60) and Sixty-one (61) in Bell, Wyatt & Beauchamp Addition and other lands in the Village of Montezuma, beginning at the intersection of the line between Sections Twenty-nine (29) and Thirty (30), with the centerline of State Route 703, a railroad spike found bears North 21° 16' West, a distance of Two and Forty-nine Hundredths (2.49) feet, and running thence North 01° 16' 16" East, along said section line, a distance of One Hundred Ninety-three and Seventy-three Hundredths (193.73) feet to a point on the shoreline of a channel of Grand Lake St. Marys; thence following said shoreline the following six courses and distances:

- 1) South 69° 38' 41" East, a distance of 8.53 feet to a point;
- 2) South 77° 40' 41" East, a distance of 40.03 feet to a point;
- 3) North 88° 36' 08" East, a distance of 50.25 feet to a point;
- 4) North 89° 57' 28" East, a distance of 37.70 feet to a point;
- 5) South 19° 01' 18" West, a distance of 83.10 feet to a point;
- 6) South 20° 09' 47" West, a distance of 61.16 feet to a point;

thence South 01° 40' 12" East, a distance of Fifty-four and Eighty-eight Hundredths (54.88) feet to a point in the centerline of said State Route 703; thence North 85° 26' 24" West, a distance of Ninety-three and Seven Hundredths (93.07) feet to the POINT OF BEGINNING, and containing 0.464 acres of land, more or less, subject to all highways, easements and rights-of-way of record.

Tract 2:

Being part of the Village of Montezuma, beginning at the intersections of the line between Sections Twenty-nine (29) and Thirty (30), with the centerline of State Route 703 and running thence North 01° 16' 16" East, with said section line, a distance of Two Hundred Fourteen and Eighty-six Hundredths (214.86) feet to a point; thence North 60° 36' 50" West, a

-3-

distance of Twenty-seven and Seventy-six Hundredths (27.76) feet to a point on the shoreline of Grand Lake St. Marys and the TRUE POINT OF BEGINNING; thence North 60° 36' 50" West, crossing the land, a distance of One Hundred and Eighty-three Hundredths (100.83) feet to a point on said shoreline; thence along said shoreline the following five courses and distances:

- 1) North 41° 03' 52" East, a distance of 26.11 feet to a point;
- 2) South 71° 54' 42" East, a distance of 28.08 feet to a point;
- 3) South 49° 54' 25" East, a distance of 26.35 feet to a point;
- 4) South 35° 31' 49" East, a distance of 31.10 feet to a point;
- 5) South 17° 40' 19" East, a distance of 19.07 feet to the TRUE POINT OF BEGINNING and containing 0.051 acres of land.

The survey of the above described was based upon a survey by C.D. McJunkin, Registered Surveyor No. 5717, as shown of record in the Subdivision of Part of the Lands of the State of Ohio, Grand Lake St. Marys Reservoir, Number 3, in the Plat Records of Mercer County, and was performed under the supervision of John V. Horst, Registered Surveyor No. 4522 in March, 1981.

Subject to any and all outstanding easements, rights, permits and right-of-way license agreements for the installation and maintenance of gas lines, water lines, sewers, telephone, telegraph and power transmission lines, which may have been granted by the Department of Natural Resources whether or not the same may be of record and subject to the retention of any and all riparian and littoral rights by the Grantor, State of Ohio, and a flowage easement over the above described land.

PARCEL NUMBERS: 14-000600.0000, 14-000610.0000,
14-011120.0000, 14-011130.0000

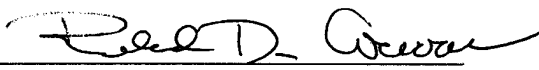
9-30-2007-006, -005
9-29-102-002, -001

that Clara F. Corcoran died testate a resident of Mercer County, Ohio, on November 1, 1996, with a certified copy of her Death Certificate being attached hereto for reference; that no administration of her estate was had; that Richard F. Corcoran retained possession of the Last Will and Testament of Clara G. Corcoran, and did not file same for record in any Court; that a copy of the Last Will and Testament of Clara G. Corcoran is attached hereto for reference; that pursuant to Ohio Revised Code Section 2107.10, if a person holding a decedent's Will intentionally conceals or withholds it, or neglects or refuses within three (3) years to cause it to be offered for or admitted to probate, he shall receive no benefit by such Will, and the estate devised shall descend to the testator's heirs at law; that Clara G. Corcoran had three children, namely, Richard D. Corcoran, Robert C. Corcoran and Rebecca Cook, all of whom survived her and continue to survive; that by operation of law, the undivided one-half (1/2) interest owed by Clara G. Corcoran passed to said children as her heirs at law; that all claims

-4-

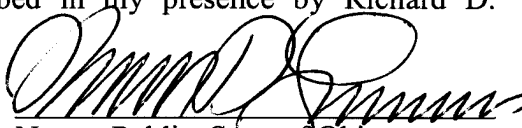
relating to the estate of Clara F. Corcoran have been paid in full; that there is no lien for estate tax purposes pursuant to Ohio Revised Code Section 5731.38; that for informational purposes, Richard F. Corcoran died testate a resident of Mercer County, Ohio, November 29, 2006, and his estate is being administered in Case No. 20071039 in the Probate Court of Mercer County, Ohio; and that his undivided one-half (1/2) interest in the above described parcels will pass by devise to the same three children as set forth above.

Further Affiant saith not.


Richard D. Corcoran

Sworn to before me and subscribed in my presence by Richard D. Corcoran this 8th day of March, 2007.

SEAL


Notary Public, State of Ohio

THOMAS D. LAMMERS, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration
Section 147.03 ORC

**DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES**

MAR 22 2007

**MERCER COUNTY
TAX MAP DEPARTMENT**

THIS INSTRUMENT PREPARED BY:

Purdy, Lammers & Schiavone, Attorneys,
113 E. Market Street
Celina, OH 45822

TDL/lk

TRANSFERRED

MAR 22 2007

**MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO**

Exemption paragraph, ~~conveyance~~ Fee E(n)
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
10713 3-22-07
Deputy Aud. Date

I hereby certify that this is a true copy of the original certificate as registered in the Division of Vital Statistics, Mercer County Health Department, Celina, Ohio.

DEC 07 2006

Denise Brown
LOCAL REGISTRAR, DISTRICT #54

SEAL

Reg. Dist. No. 54
Primary Reg. Dist. No. 5400
Registrar's No. 237

Ohio Department of Health
VITAL STATISTICS
CERTIFICATE OF DEATH
TYPE OR PRINT IN PERMANENT BLACK INK

State File No.

1. Decedent's Name (First, Middle, LAST) Clara G. CORCORAN						2. Sex Female		3. Date of Death (Month, Day, Year) November 1, 1996					
4. Social Security Number [REDACTED]		5a. Age-Last Birthday (Years) 73		5b. Under One Year Months Days		5c. Under 1 Day Hours Minutes		6. Date of Birth (Month, Day, Year) June 25, 1923		7. Birthplace (City and State or Foreign Country) Cincinnati, Ohio			
8. Was Decedent Ever in U.S. Armed Forces? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				9a. Place of Death (Check Only One) <input type="checkbox"/> Hospital <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA <input type="checkbox"/> Other <input checked="" type="checkbox"/> Nursing Home <input checked="" type="checkbox"/> Residence <input type="checkbox"/> Other (Specify)									
9b. Facility Name (If Not Institution, Give Street and Number) 51 Wyatt St.						9c. City, Village, Twp., or Location of Death Montezuma			9d. County of Death Mercer				
10. Marital Status - Married, Never Married, Widowed, Divorced (Specify) Married		11. Surviving Spouse (If Wife, Give Maiden Name) Richard G. Corcoran		12a. Decedent's Usual Occupation (Give kind of work done during most of working life. Do not use Retired) Homemaker				12b. Kind of Business/Industry Home					
13a. Residence - State Ohio		13b. County Mercer		13c. City, Town, Twp., or Location Montezuma				13d. Street and Number 51 Wyatt St.					
13e. Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		13f. ZIP Code 45866		14. Was Decedent of Hispanic Origin? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, Specify Cuban, Mexican, Puerto Rican, etc.)				15. Race - American Indian, Black, White, etc. (Specify) White		16. Decedent's Education (Specify Only Highest Grade Completed) Elementary/Secondary (6-12) 12 College (1-4 or 5+)			
17. Father's Name (First, Middle, Last) William Godfrey						18. Mother's Name (First, Middle, Maiden Surname) Mildred Watson							
19a. Informant's Name (Type/Print) Richard G. Corcoran, 51 Wyatt St., Montezuma, Ohio						19b. Mailing Address (Street and Number or Rural Route Number, City or Town, State, ZIP Code) 45866							
20a. Method of Disposition <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)				20b. Place of Disposition (Name of Cemetery, Crematory, or Other Place) Burdge Cemetery				20c. Location City or Town, State Celina, Ohio					
20d. Date of Disposition November 4, 1996				21a. Name of Embalmer Robert L. Cisco				21b. License Number 7251 A					
22a. Signature of Funeral Director or Other Person <i>Charles A. Dick</i>				22b. License Number (of Licensee) 2946				23. Name and Address of Facility W.H. DICK & SONS 218 W. Market St. Celina, OH 45822					
24. Registrar's Signature <i>Shirley Williams</i>				25. Date Filed (Month, Day, Year) Nov 7, 1996									
26a. Signature of Person Issuing Permit						26b. Dist. No.		27. Date Permit Issued					
28a. Certifier (Check Only One) <input type="checkbox"/> Certifying Physician To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner as stated. <input checked="" type="checkbox"/> Coroner On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner as stated.													
28b. Time of Death unknown AM				28c. Date Pronounced Dead (Month, Day, Year) November 1, 1996				28d. Was Case Referred to Coroner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
28e. Signature and Title of Coroner <i>T.A. Heinrichs MD</i>						28f. License Number 35-055465		28g. Date Signed (Month, Day, Year) 11-6-96					
29. Name and Address of Person who Completed Cause of Death (Type/Print) T.A. Heinrichs, M.D., 724 East Wayne St., Celina, Ohio 45822													
30. Part I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Type or print in permanent black ink.													
Immediate Cause (Final disease or condition resulting in death) → Coronary artery disease													
Sequently list conditions, if any, leading to the immediate cause.													
Enter Underlying Cause Last (Disease or injury that initiated events resulting in death)													
Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I. Hypertension; Chronic atrial fibrillation; Chronic ascending aortic aneurysm													
31a. Was an Autopsy Performed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				31b. Were Autopsy Findings Available Prior to Completion of Cause of Death? <input type="checkbox"/> Yes <input type="checkbox"/> No									
32. Manner of Death <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Could Not be Determined				33a. Date of Injury (Month, Day, Year) 11-01-96		33b. Time of Injury unknown M		33c. Injury at Work? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		33d. Describe How Injury Occurred Declining health due to CAD			
33e. Place of Injury - At Home, Farm, Street, Factory, Office Building, etc. (Specify) 51 Wyatt St						33f. Location (Street and Number or Rural Route Number, City or Town, State) Montezuma OH 45866							

SEE INSTRUCTIONS ON REVERSE SIDE

HEA 2717
0152.00 Rev. 5/94

SUPPLEMENTAL / VOID UNLESS ATTACHED TO THE DEATH CERTIFICATE
*I hereby certify that this is a true copy of the original certificate as registered in the
 Division of Vital Statistics, Mercer County Health Department, Celina, Ohio 45822.*

DEC 14 2006

DATE



LOCAL REGISTRAR, DISTRICT #54

**AFFIDAVIT
CORRECTION OF**

DEATH OR FETAL DEATH REDORD

State of Ohio ssRegistrar's No. 237County of Mercer

File No. _____

INFORMATION AS IT APPEARS ON ORIGINAL REDORD

Name as recorded Clara G CorcoranDate of death Nov. 1, 1996Place of death Montezuma
City or VillageMercer
County

ITEMS TO BE CORRECTED OR ADDED

Item 11. Reads as Richard G. Corcoran Should read Richard F. CorcoranItem 19a. Reads as Richard G. Corcoran Should read Richard F. Corcoran

Item _____ Reads as _____ Should read _____

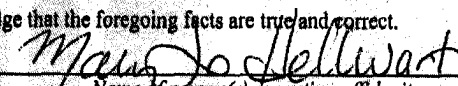
Item _____ Reads as _____ Should read _____

Item _____ Reads as _____ Should read _____

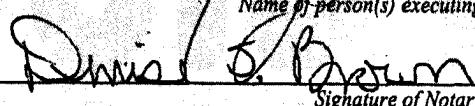
PERSON SWEARING TO THE ABOVE FACTS

I, Mary Jo Hellwarth, being first duly sworn say that
Name

I have personal knowledge that the foregoing facts are true and correct.


 Name of person(s) executing affidavit

DEC 08 2006


 Signature of Notary


12/8/2006
DENISE S. BROWN, Notary Public
 In and For the State of Ohio
 My Commission Expires March 24, 2009
 Date commission expires

LAST WILL AND TESTAMENT No. 84-B.

THE W. H. ANDERSON COMPANY
LAW PUBLISHERS, CINCINNATI, OHIO 45201

Last Will and Testament

OF

CLARA G. CORCORAN

I, CLARA G. CORCORAN, of Hamilton County, State of Ohio, being of legal age to make a will and of sound mind and memory and not under any restraint, do make, publish and declare this to be my Last Will and Testament, hereby revoking all other and former Wills, Testaments and Codicils whatsoever by me made.

ITEM I: I direct that all my just debts and funeral expenses be paid as soon as practicable after the time of my decease.

ITEM II: All of the rest, residue and remainder of my property, real and personal, of every kind and description and wheresoever situated, which I may own or have the right to dispose of at the time of my decease, I give, bequeath and devise to my husband, RICHARD F. CORCORAN, to be his absolutely and in fee simple.

ITEM III: If my husband, RICHARD F. CORCORAN, predeceases me or should we die simultaneously or within thirty days of each other, then I give, bequeath and devise all of the rest, residue and remainder of my property as follows:

One-third (1/3) to my son, RICHARD D. CORCORAN,
or to his heirs per stirpes,

One-third (1/3) to my son, ROBERT C. CORCORAN,
or to his heirs per stirpes,

One-third (1/3) to my daughter, REBECCA L. CORCORAN,
or to her heirs per stirpes.

ITEM IV: I hereby nominate and ask the Court to appoint my husband, RICHARD F. CORCORAN, Executor of this my Last Will and Testament. In case of his death during my life or in case of his incapacity or refusal to act, I nominate and ask the Court to appoint my son, RICHARD D. CORCORAN, Executor of this my Will. In case of his death during my life or in case of his incapacity or refusal to act, I nominate and ask the Court to appoint my son, ROBERT C. CORCORAN, Executor of this my Will. I give my acting Executor full power and authority to compound, compromise, settle and adjust all claims and demands in favor of or against my estate, and to sell, transfer and convey, lease, encumber or otherwise dispose of at public

or private sale, at such prices and upon such terms of credit or otherwise, as he may deem best, the whole or any part of my real or personal property, and to execute, acknowledge and deliver deeds and other proper instruments of conveyance thereof, to the purchaser or purchasers thereof; such sale or disposal in no case shall require any order of any Court, and the purchasers or lessees of real or personal property from said acting Executor are hereby relieved from all responsibility for the application of the purchase money. I request that no bond be required of my husband, as Executor, or of either of my sons, as alternate or successor Executor.

IN WITNESS WHEREOF, I have hereunto set my hand this 30th day of October, 1975.

Clara G. Corcoran
Clara G. Corcoran

The foregoing instrument was signed, acknowledged and published by the said Clara G. Corcoran as and for her Last Will and Testament in our joint presence and by us signed as attesting witnesses at her request and in her presence and in the presence of each other this 30th day of October, 1975.

S. Paul Mathews ADDRESS 4557 Montgomery Rd Norwood Ohio 45212
Carl Fore Meier ADDRESS 4557 Montgomery Rd Norwood Ohio 45212
Stanley A. Mathews ADDRESS 4557 Montgomery Rd Norwood O. 45212

Prepared by:

S. PAUL MATHEWS
ATTORNEY AT LAW
4557 MONTGOMERY ROAD
NORWOOD, OHIO 45212

Phone: 351-1525