

GENERAL WARRANTY DEED

Jerrold A. Roehm, of Monroe River County, Florida and Sondra E. Roehm, of Mercer County, Ohio, husband and wife, *the Grantors, for valuable consideration paid, grant(s) with general warranty covenants, to Randal R. Utter and Christopher S. Hopkins, whose tax-mailing address is:*

830 Vintage Lake Court, Centerville, Oh 45458, *the following*

REAL PROPERTY:

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

PARCEL NO. 1

A parcel of land located in Franklin Township, Mercer County, State of Ohio, being a part of Section No. 29, Township 6 South, Range 3 East and lying north of Lot No. 7 of the Village of Montezuma, Ohio as the same is shown on the plat of same of record in the records of the Mercer County Recorder's Office and being more particularly described as follows:

Beginning at the Northeast corner of the aforesaid Lot No. 7 said point being in the West line of a parcel of land formerly belonging to Violet B. Linnemann who claims title by deed of record in Volume 4, Page 415 of the records of the Auditor of State, Columbus, Ohio; thence North 88° 04' 54" West, with the North line of the aforesaid Lot No. 7, a distance of 66.84 feet to a point on said line, said point being on the bank of a channel; thence leaving said line and with a line across the lands of the Grantor herein, and the aforesaid channel bank, the following ten (10) courses and distances:

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|----------------------------|---|
| 1. North 1° 02' 40" West | 18.78 feet to a point; |
| 2. North 24° 40' 01" west | 15.41 feet to a point; |
| 3. North 61° 30' 48" West | 24.04 feet to a point; |
| 4. North 74° 56' 09" West | 23.17 feet to a point; |
| 5. North 64° 23' 38" West | 47.96 feet to a point; |
| 6. North 54° 21' 25" West | 44.25 feet to a point; |
| 7. North 62° 05' 21" West | 91.72 feet to a point; |
| 8. North 47° 29' 34" West | 49.10 feet to a point; |
| 9. North 21° 47' 57" West | 23.58 feet to a point; |
| 10. North 51° 25' 12" East | 3.86 feet to a point, said point being on the bank of Beaver Creek; |

Thence continuing with the said Creek bank the following six (6) courses and distances:

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|---------------------------|---|
| 1. South 65° 50' 24" East | 14.43 feet to a point; |
| 2. South 87° 33' 11" East | 15.59 feet to a point; |
| 3. North 85° 53' 32" East | 25.32 feet to a point; |
| 4. South 76° 32' 41" East | 172.86 feet to a point; |
| 5. South 63° 42' 22" East | 92.09 feet to a point; |
| 6. South 51° 50' 10" East | 22.82 feet to a point; to a point on the aforesaid creek bank said point being at the Northwest corner of the lands of the aforesaid Violet B. Linnemann; |

Thence South 1° 55' 06" West, with the West line of said lands a distance of 99.61 feet to the PLACE OF BEGINNING containing 28071.46 square feet or 0.64443 acres of land.

PARCEL NO. 2

A parcel of land located in the Franklin Township, Mercer County, State of Ohio, being a part of Section No. 29, Township 6 South, Range 3 East, also being a part of Lot No. 7 of the Village of Montezuma, Ohio as the same is shown on the plat of same in the records of the Mercer County Recorder's Office and being more particularly described as follows:

Being all of the land lying in Lot No. 7 which lies South of the following described line:

Beginning at the Northeast corner of said Lot No. 7; thence North $88^{\circ} 04' 54''$ West, with the North line of said lot a distance of 66.84 feet to a point; thence south $39^{\circ} 10' 10''$ West, across said lot, a distance of 41.77 feet to a point; thence north $72^{\circ} 34' 37''$ West, continuing across said lot, a distance of 75.63 feet to a point, said point being in the West line of said lot, said point also being the terminus point of the line herein described, it being the intent to convey herein whatever rights of the title the State may have in and to all the land lying in Lot No. 7 which lies Southerly of the afore described line containing 11506.00 square feet or 0.26414 acres of land, conveying a total area in the combined parcels No. 1 and No. 2 of 39,577.46 square feet or 0.90857 acres of land, not being the intent to convey title to the waters of Grand Lake St. Marys, its inlets or tributaries; subject to all rights of all legal roads, streets and easements of record.

The foregoing description is based upon a survey made in 1967 by the Jennings and Lawrence Company and a survey made by the Department of Natural Resources in 1977.

Subject to any and all outstanding easements, rights, permits and rights 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 NO. 3

Being a part of the northwest quarter of Section 29, T6S, R3E, Franklin Township, Village of Montezuma, Mercer County, Ohio as evidenced by Deed Volume 276, Page 5 and Deed Volume 274 Page 171-A, and more particularly described as follows:

Commencing for reference at a PK nail marking the location of Station 722+96.55 of the centerline of State Route 219, said point also being the Southerly extension of the westerly line of O.L. 1 of said Village; thence N $01^{\circ} 55' 06''$ E along said westerly line of O.L. 1 for a distance of 253.17 feet to a 5/8" re-rod w/cap (set) and the PLACE OF BEGINNING:

Thence continuing N $01^{\circ} 55' 06''$ E for a distance of 151.50 feet (151.70 feet shown on plat of survey) to a re-rod (found);

Thence S $51^{\circ} 51' 10''$ E for a distance of 32.18 feet to a 5/8" re-rod w/cap (set);

Thence S $12^{\circ} 59' 05''$ W for a distance of 135.19 feet to the PLACE OF BEGINNING, containing therein 1,968 square feet more or less.

Reference is made by a survey done by James M. Kent, Registered Surveyor No. 6792 dated August 22, 1991 on file with the Mercer County Engineer's Office.

Prior Instrument Reference: Volume 28, Page 797 of the Deed Records of Mercer County, Ohio.

Parcel #: 14-003850.0000 9-29-155-001

Taxes to be pro-rated to date of closing.

Witness his hand this 10TH day of APRIL, 2007

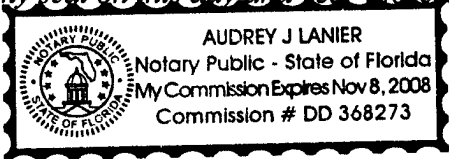
Jerrold A. Roehm
Jerrold A. Roehm

State of Florida

County of FLORIDA ss: INDIAN RIVER CO.

BE IT REMEMBERED, that on this 10TH day of APRIL, 2007 before me the subscriber, a Notary Public in and for said county, personally came Jerrold A. Roehm, husband, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

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



Audrey J. Lanier
Notary Public

Witness her hand this 12TH day of April, 2007

Sondra E. Roehm
Sondra E. Roehm

State of Ohio

County of Mercer ss:

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 12 2007

MERCER COUNTY
TAX MAP DEPARTMENT

BE IT REMEMBERED, that on this 12TH day of April, 2007 before me the subscriber, a Notary Public in and for said county, personally came Sondra E. Roehm, wife, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

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



KAREN TESTER
Notary Public - State of Ohio
My Commission Expires:
November 2, 2010
Recorded in Mercer County

Karen Tester
Notary Public

This Instrument was prepared by: Matthew L. Gilmore, Attorney at Law, Van Arsdell and Gilmore Co., L.P.A., 118 West Market Street, Celina, Ohio 45822. (419) 586-8120

TRANSFERRED

APR 12 2007

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 246³⁰
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

KP 4-12-07
Deputy Aud. Date