

AFFIDAVIT RELATING TO TITLE
Ohio Revised Code Section 5301.252

State of Ohio)
)
County of Mercer)

Now comes American Budget Company, an Ohio Corporation (“ABC”), through the undersigned Manager, and being first duly cautioned and sworn, states the following:

1. By warranty deed dated September 30, 1997 (“Warranty Deed”) Debra Baker acquired an undivided one-half interest as a tenant in common, in certain real property located in Mercer County, Ohio which is further described in Exhibit “A” attached to and made a part of this affidavit (“Real Estate”).
2. The Warranty Deed was filed for record in the office of the Mercer County Recorder on September 30, 1997, and is recorded in Book 37, Page 381 of the Official Records of Mercer County, Ohio.
3. On February 7, 2000, ABC obtained judgment against Debra Baker in the amount of Two Thousand Nineteen and 22/100 Dollars (\$2,019.22), plus interest at a rate of 10.00% per annum from and after October 12, 2000, and court costs, in a certain action filed in the Celina, Ohio Municipal Court, being Case No. 00CVI00643, and captioned American Budget Company vs. Chad D. Ringo and Debra Baker (the “Judgment”).
4. On October 20, 2000, ABC caused a certificate of judgment for lien upon land and tenements to be filed against the interest of Debra Baker, as a tenant in common, in the Real Estate, as a judgment debtor of ABC by reason of the Judgment, in the office of the Mercer County Clerk of Courts, which certificate is indexed as CJD #9, Page 053, #00-054 (“Certificate of Judgment One”), all as authorized and permitted under the provisions of R.C. 2329.02.
5. Pursuant to the provisions of R.C. 2329.02 a certificate of judgment is a lien upon the interest of the judgment debtor in land and tenements which the judgment debtor owns at the time the certificate of judgment is filed, in the county in which the certificate of judgment is filed with the clerk of court.
6. By quit claim deed dated April 24, 2003, Debra Baker conveyed her undivided one-half interest in the Real Estate to Jeffrey Baker, which quit claim deed was filed for record in the office of the Mercer County Recorder on April 24, 2003, and is recorded in Book 163, Page 1244 of Mercer County, Ohio Official Records (“Quit Claim Deed”).

7. In connection with the Judgment, on February 7, 2005, ABC caused a second certificate of judgment for lien upon land and tenements to be filed in the office of the Mercer County Clerk of Courts, which certificate is indexed in Judgment Docket No. 11, Page 89, Case No. 05CJD11-089; Reference No. 05-015 ("Certificate of Judgment Two"), all as authorized and permitted under the provisions of R.C. 2329.02.
8. R.C. 2329.07 provides that a judgment continues to be a lien upon the estate of a judgment debtor until the judgment creditor fails to file a certificate of judgment within five years of the last certificate of judgment issued and filed with a clerk of court.
9. This Affidavit is filed to provide notice of ABC's claimed lien upon the Real Estate transferred from Debra Baker to Jeffrey Baker by the Quit Claim Deed.

Further Affiant sayeth naught.

AMERICAN BUDGET COMPANY

By: Sandra J. Wong
Its: Manager

Sworn to and subscribed in my presence this 24 day of April, 2007.

Matthew Bear
Notary Public

This instrument prepared by:
Elsass, Wallace, Evans, Schnelle & Co., L.P.A.
100 South Main Avenue
Courtview Center, Suite 102
P.O. Box 499
Sidney, OH 45365-0499

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MATTHEW T. BEAR
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
MY COMM. HAS NO EXPIRATION DATE

EXHIBIT A

Situated in the Township of Dublin, County of Mercer and State of Ohio, bounded and described as follows:

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, in the Northwest Quarter of the Northwest Quarter of Section 31, Township 4 South, Range 2 East, being more particularly described as follows:

Beginning at a "P.K." nail at the northwest corner of said Section 31; thence, South 89° 57' 30" East, along the North line of Northwest Quarter of said Section 31 and the centerline of State Route Number 707, a distance of Two Hundred Sixty-Six and 38/100 (266.38) feet to a railroad spike; thence, South, a distance of Two Hundred Seventy-seven and 61/100 (277.61) feet to a 5/8 inch iron bar; thence, North 89° 57' 30" West, a distance of Two Hundred Sixty-Six and 38/100 (266.38) feet to a railroad spike in the West line of said Northwest Quarter of Section 31; thence, North along the West line of said Northwest Quarter of Section 31 and the centerline of Township Line Road, a distance of Two Hundred Seventy-seven and 61/100 (277.61) feet to the place of beginning.

Containing 1.698 acres of land, more or less, subject to all easements of right of way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated April, 1981, on file in the County Engineer's office.

Prior Reference: Vol 37, Page 381, Mercer Co., Ohio.

TRANSFER NOT NECESSARY

APR 24 2007

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

