

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **Sunset Toy Barn LLC**,
an Ohio limited liability company, the Grantor, for the consideration of One
(\$1.00) Dollar and other good and valuable consideration, received to its full
satisfaction of the Grantee, **Frywise, Inc.**, whose tax mailing address is
108 S. Main St., Celina, OH 45822, does GIVE, GRANT, BARGAIN, SELL AND
CONVEY unto the said Grantee, Frywise, Inc., its successors and assigns, the
following described premises:

Situated in the West fractional half of the Northeast Quarter of Section 20,
T-6-S, R-3-E, Township of Franklin, County of Mercer and State of Ohio,
to-wit:

Being Lot Number Eight (8) of LAKEVISTA SUBDIVISION - Phase I, as the
same appears upon the recorded plat thereof in Plat Cabinet 1, Pages 377-
378, Mercer County, Ohio, Recorder's Office, subject to all easements,
conditions, restrictions and rights of way of record.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Parcel No. 09-024900.0800

OCT 09 2007

Tax Map No. 09-20-251-031

MERCER COUNTY
TAX MAP DEPARTMENT

Last transfer of record appears as Instrument #200600002337, Mercer
County Recorder's Official Records.

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

TO HAVE AND TO HOLD the above granted and bargained premises, with
the appurtenances thereunto belonging, unto the said Grantee, its heirs and
assigns forever.

And the said Grantor, does for itself and its successors and assigns,
covenant with said Grantee, its successors and assigns, that at and until the
ensealing of these presents, it is well seized of the above described premises, as
a good and indefeasible estate in FEE SIMPLE and has good right to bargain and
sell the same in the manner and form as above written, and that the same are
free and clear from all encumbrances whatsoever.

And that it will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns, forever, against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, said company sets its hand by Kevin Mir, its sole Member, this 3rd day of October, 2007.

SUNSET TOY BARN LLC

by: [Signature]

Kevin Mir, its Sole Member [Signature]

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Sunset Toy Barn LLC, by Kevin Mir, its sole Member, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Celina, Ohio, this 3rd day of October, 2007.

[Signature: M. Charlene Brooks]
Notary Public

This instrument prepared by:
Meikle, Tesno & Luth, Attys.
100 N. Main St., Celina, OH 45822,
without benefit of title search.

My Commission Expires Feb. 11, 2009

My Commission Expires Feb. 11, 2009

TRANSFERRED

OCT 09 2007

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 93⁸⁰
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

KP 10-9-07
Deputy Aud. Date