

### SHERIFF'S DEED

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME:

Whereas, at the Court of Common Pleas of the County of Mercer, and State of Ohio, an action was placed upon the docket of said Court as Case No.: 07-CIV-153, involving Citifinancial, Inc., Plaintiff, whose address is 7467 New Ridge Road Hanover MD 21076, and Michele D. Patrick and Robert C. Patrick, Defendants, whose address is 1400 W. Market #24, Celina, OH 45822;

And Whereas, a Judgment Entry and Decree of Foreclosure was filed on the Twenty-Ninth day of October, 2007, that adjudged and decreed to the said Plaintiff against said Defendants for the sum of \$60,887.38 and costs of suit;

And Whereas, pursuant to said judgment, an Order for Sale was afterwards, on the Twenty-Ninth day of October, 2007, duly issued by said court, commanding the Sheriff of said County to sell the hereinafter described premises according to law;

And Whereas, I, Jeff Grey, the Sheriff aforesaid, having caused said premises to be appraised and a copy of the appraisal to be duly filed in the office of the Clerk of said Court, and having advertised the time and place of the sale of same in Daily Standard, a newspaper printed and of general circulation in said County, for the period of thirty days prior to the sale, and having otherwise complied with said order and the statute in such cases;

And Whereas, on the Nineteenth day of December, 2007, at the door of the Court House in said County at 10:00AM, of said day, I, the said Sheriff, exposed said Real Estate for sale at Public Auction, and the same was then and there sold to the hereinafter named Grantee(s), for the sum of \$37,900.00, the bid of said Grantee(s) being the highest and best bid offered;

RETURN RECORDED DOCS TO:  
KASPARNET, LLC  
3613 RESERVE COMMONS DR.  
MEDINA, OH 44256

And Whereas, at the said proceedings by the said Sheriff had in the premises, were submitted to said Court, and by it in all respects confirmed;

Now Know Ye, That I, Jeff Grey, Sheriff of Mercer County, Ohio, by virtue of the Statute in such case made and provided, and in consideration of the said sum of \$37,900.00, which I acknowledge to have received from the Grantee(s), do hereby Grant, Sell and Convey unto said Grantee(s) **Citifinancial, Inc.**, his/hers/their heirs and assigns forever, the following described real estate, situated in the County of Mercer and state of Ohio, to wit;

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

Situated in the west half of the west half of Section 14, Center Township, T5S, R3E, Mercer, County, Ohio; to-wit,

A tract 165 feet along and 60 feet wide, described as follows;

beginning at a point in the center of the concrete pavement on US 33 approximately 132 feet northwest of (measured along the center line of said US 33) the western boundary line of the platted village of Neptune);

thence northeasterly at an approximate right angle to the centerline of US 33, 165.00 feet, measured along the western line of the property now or formerly owned by Nellie Piper, to an iron pin encased in concrete;

thence northwesterly parallel to the centerline of US 33, 60.00 feet to an iron pin encased in concrete;

thence southwesterly parallel to the western property line of the aforementioned Nellie Piper, 165.00 feet to a point in the centerline of US 33;

thence southeasterly along the said centerline, 60.00 feet to the place of beginning;

containing 0.227 acres, more or less.

Parcel Number: 6-026200.0000 *Map No: 06-14-302-002*

Property Address: 8029 US Route 33, Celina, OH 45822

Prior Deed Reference: Official Records Volume 139, Page 212

**TRANSFERRED**

FEB 22 2008

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee *94<sup>80</sup>*  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
19, 202 Mark Giesige Mercer  
County Auditor.

*KP* *2-22-08*  
Deputy Aud. Date

To have and to hold the same with all the appurtenances thereto belonging, to said Grantee(s) and his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand officially, this 14 day of February, 2008

Signed and Acknowledged in Presence of

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Sheriff of Mercer County, Ohio

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

FEB 22 2008

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THE STATE OF OHIO, MERCER COUNTY.

MERCER COUNTY  
TAX MAP DEPARTMENT

Before me, the undersigned, Notary Public within and for said County, personally appeared the above named Sheriff of said County, the Grantor in the above deed of conveyance, who acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14 day of February, 2008

  
\_\_\_\_\_  
NOTARY PUBLIC

Notary Public, State of Ohio  
My Commission Expires 06-04-11  
Recorded in Mercer County

The deed was prepared by: Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028