

**SPECIAL WARRANTY DEED**  
**JOINT WITH RIGHTS OF SURVIVOR**

KNOW ALL PERSONS BY THESE PRESENTS

That CitiFinancial, Inc., through its Limited Power of Attorney Olympus Asset Management, the Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration received to its full satisfaction of Rick Brosher and Patricia Brosher, Husband and Wife, the Grantees, whose TAX MAILING ADDRESS will be 9211 US Route 127, Celina, OH 45822, does hereby grant, bargain, sell and convey to said Grantees for their joint lives, remainder to the survivor of them the following described premises situated in the Township of Center, County of Mercer and State of Ohio and more fully described as follows:

Exhibit "A".

Also subject to zoning ordinances, if any.

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

Permanent Parcel Number: 6-026200.0000

*Tax Map# 06-14-302-002*

Prior Deed Reference: Mercer County Recorder No.: Instr. No. 200800000985

TO HAVE AND TO HOLD said premises, with the appurtenances thereunto belonging, to the said Grantees, their successors and assigns forever.

And the said Grantor, its successors and assigns, hereby covenants with the said Grantees, their successors and assigns, that said premises are free and clear from all encumbrances whatsoever, by, from, through or under said Grantor, EXCEPT, restrictions, easements, rights, reservations, exceptions, limitations, agreements, covenants and conditions of record; and EXCEPT any state of facts which would be disclosed by an accurate survey of the premises herein conveyed.

Said Grantor, its successors and assigns, hereby further covenants that said Grantor, its successors and assigns, will forever warrant and defend the same with the appurtenances thereunto belonging, unto said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantor herein.

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

SEP 24 2008

MERCER COUNTY  
TAX MAP DEPARTMENT

CHICAGO TITLE  
REC DEPARTMENT  
10883 PEARL RD., STE. 202  
STRONGSVILLE, OH 44136  
ORDER NO. 20080913

In WITNESS WHEREOF, said Corporation sets its hand and corporate seal, by  
Eric Hirshberg, its President, this  
2 day of September, 2008.

CitiFinancial, Inc., through its Limited Power of  
Attorney Olympus Asset Management

SEAL

By Eric Hirshberg

Its President

STATE OF Maine )  
 ) SS:  
COUNTY OF Cumberland )

BEFORE ME, a Notary Public in for said County, personally appeared the above-  
named CitiFinancial, Inc., through its Limited Power of Attorney Olympus Asset  
Management by Eric Hirshberg, its  
President, who acknowledge that he/she did sign the  
foregoing instrument and that the same is the free act and deed of said corporation and  
the free act and deed of each of him/her personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at  
3:42pm, this 2 day of September 2008.

  
NOTARY PUBLIC

This instrument prepared by:  
Patrick D. Hendershott, Esq.  
Law Office of Patrick D. Hendershott, LLC  
P.O. Box 525, Toledo, OH 43697-0525  
(419) 241-2222  
(419) 241-2223 FAX

JESSICA HAM  
Notary Public, Maine  
My Commission Expires  
April 10, 2015

SEAL

**TRANSFERRED**

SEP 24 2008

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 42.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.  
KP 9-24-08  
Deputy Aud. Date

**EXHIBIT "A"**

Situated in the TOWNSHIP of CENTER, COUNTY of MERCER, and STATE of OHIO:

Being a tract of land 165 feet long and 60 feet wide out of west one-half of the west half of Section 14, Town 5 South, Range 3 East, and more particularly described as follows:

Beginning at a point in the center of the concrete pavement on U. S. 33, a distance of approximately 132 feet northwest of (measured along centerline of said U. S. 33) the western boundary line of the platted Village of Neptune, Ohio; thence in a northeasterly direction and at an approximate right angle to the centerline of said U. S. 33, a distance of 165 feet, measured along the western line of the property now or formerly owned by Nellie Piper, to an iron pin encased in concrete; thence in a northwesterly direction and parallel to the centerline of aforementioned U. S. 33, a distance of 60 feet to an iron pin encased in concrete; thence in a southwesterly direction and parallel to the western property line of the aforementioned Nellie Piper, a distance of 165 feet to a point in the centerline of said U. S. Route; thence in a southeasterly direction along the centerline of said U. S. 33, a distance of 60 feet to the place of beginning.

**Containing .227 acres, more or less**, being out of the southeast corner of the tract of land sold to Merle and Minnie Yewey by Mary Louis as described in Vol. 144, Page 256, Mercer County Recorder's Office.