
GENERAL WARRANTY DEED

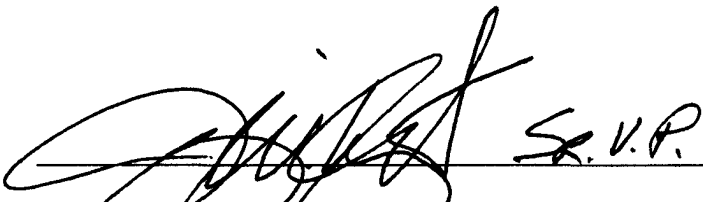
KNOW ALL MEN BY THESE PRESENTS,

The Citizens National Bank of Bluffton, of Allen County, Ohio, the Grantor, for valuable consideration paid, grants with general warranty covenants to B & R PROPERTIES, LLC the Grantees, whose tax mailing address is 4106 Shanes Road, Rockford, Ohio 45882, the following Real Property:

(See Attached "Exhibit A")

Prior Instrument Reference: Instrument # 200700006806 of the Deed Records of Mercer County, Ohio

Executed this 29th day of October 2008.


THE CITIZENS NATIONAL BANK OF BLUFFTON
BY: JAY W. WRIGHT, SENIOR VICE PRESIDENT

STATE OF OHIO

COUNTY OF ALLEN

SS.

BE IT REMEMBERED, that on this 29th day of October 2008, before me, a Notary Public in and for said county and state, personally came, The Citizens National Bank of Bluffton by Jay W. Wright, its Senior Vice President and acknowledged the signing thereof to be the voluntary act and deed of The Citizens National Bank of Bluffton and the free act and deed of him personally and as such officer.

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

SEAL


Notary Public

CHERYLA. MONUS
Notary Public, State of Ohio
My Commission Expires May 16, 2010

EXHIBIT A

BEING A PART OF LOT NUMBER 32 (REVISED NUMBERING) OF THE ORIGINAL PLAT AND ALSO PART OF THE VACATED STREET RIGHT-OF-WAY OF MAIN & MARKET STREETS SITUATED IN THE VILLAGE OF ROCKFORD, MERCER COUNTY, OHIO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF MAIN & MARKET STREETS; THENCE S. 89° 44' 59" E. 41.25 FEET ALONG THE CENTERLINE OF MARKET STREET EXTENDED EAST TO A MAG NAIL SET AS THE POINT OF BEGINNING; THENCE CONTINUING S. 89° 44' 59" E. 86.50 FEET ALONG THE CENTERLINE OF VACATED MARKET STREET TO A MAG NAIL SET; THENCE S. 00° 00' 00" E. 91.75 FEET TO AN IRON PIN WITH CAP SET; THENCE N. 89° 44' 59" W. 86.50 FEET TO A MAG NAIL SET IN CONCRETE ON THE EAST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE N. 00° 00' 00" W. 91.75 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF MAIN STREET EXTENDED NORTH TO THE POINT OF BEGINNING, CONTAINING 7936.30 SQUARE FEET OF LAND MORE OR LESS.

ALL BEARINGS WERE CALCULATED FROM ANGLES TURNED IN AN ACTUAL FIELD SURVEY BY KENT B. MARGAUGH, REGISTERED SURVEYOR #7421, DATED FEBRUARY 25, 2000, ON FILE IN THE COUNTY ENGINEER'S OFFICE.

ANY CHANGES OR ALTERATIONS IN ACREAGE AND MEASUREMENT ARE DUE TO THE CALCULATING OF A NEW SURVEY.

PARCEL NO. 08-006300.0100 AND PARCEL NO. 08-006300.0000

Map No. 02-16-302-001

Map No. 02-16-302-002

PROPERTY ADDRESS: 155 SOUTH MAIN STREET, ROCKFORD, OHIO 45822

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 30 2008

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 30 2008

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$25.-
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319. 202 Mark Giesige Mercer
County Auditor.
[Signature] 10/30/08
Deputy Aud Date