

Know All Men by These Presents:

(General Warranty Deed)

THAT Thomas L. Thomas and Mary Lee Thomas, husband and wife, of Mercer County, Ohio

for valuable consideration paid, Grant With General Warranty Covenants To

LEE + 3, LLC, an Ohio Limited Liability Company, its successors and assigns forever, whose tax mailing address is 208 S. Cedar Street, Coldwater, Ohio 45828

the following described real estate:

Situated in the Village of Coldwater, County of Mercer and State of Ohio:

Being Lot #1026 in the Selhorst 11th Addition to the Incorporated Village of Coldwater, Ohio as shown on the recorded plat of said addition in Plat Book 10, Page 42, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat and also in Miscellaneous Volume 5, Page 555, all in the Recorder's Office, Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein, and subject to zoning restrictions of the Village of Coldwater, Ohio

Tax ID #05-143200.0000  
Tax Map #08-28-327-012

Deed Reference: Volume 253, Page 836, Mercer County Deed Records

Grantors shall pay the real estate taxes and assessments due and payable in February 2009. Grantee shall pay the real estate taxes and assessments due and payable in July 2009 and thereafter.

And all the Estate, Right, Title and Interest of the said Grantors in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, LEE + 3, LLC, an Ohio Limited Liability Company, its successors and assigns forever. And the said Grantors, Thomas L. Thomas and Mary Lee Thomas, husband and wife, do hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unencumbered, and that they will Defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Thomas L. Thomas and Mary Lee Thomas, husband and wife, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 15th day of December, 2008.

Thomas L. Thomas  
Mary Lee Thomas

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 15th day of December, 2008, before me, the subscriber, a notary public in and for said State, personally came Thomas L. Thomas and Mary

Exemption paragraph, conveyance fee \$411.30  
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319. 202 Mark Giesige Mercer County Auditor 12-17-08 Deputy Aud Date

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES  
DEC 17 2008

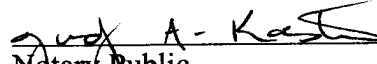
MERCER COUNTY TAX MAP DEPARTMENT

TRANSFERRED

DEC 17 2008  
MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

**Lee Thomas, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

  
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Notary Public  
JUDY A. KOESTERS, Atty. At Law  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Has No Expiration Date  
Section 147.03 O.R.C.

SEAL