

WARRANTY DEED

That, Sharon Cioca, an unmarried woman, the Grantor, of Clinton County, Ohio, grants with general warranty covenants, to Ted A. Andrews and Margaret K. Andrews, Husband and Wife, the Grantees, for their joint lives, remainder to the survivor of them, whose tax mailing address is 300 Shirk Lane, Cedar Grove, Tennessee 38321, the following **REAL PROPERTY**:

Undivided One-half Interest:

Situated in the Township of Franklin, County of Mercer and State of Ohio, bounded and described as follows:

Being lots Number Sixty-five (65), Sixty-six (66), and Sixty-seven (67) of South Bay Addition, also known as Leibig's Second Addition of South Bay Addition, as shown on the recorded plat thereof recorded in Plat Book 4, Page 44, Mercer County Recorder's Office.

Also: Being a strip of land out of the Northeast Quarter of the Northeast Quarter of Section 20, Town 6 South, Range 3 East, more particularly described as follows:

Commencing at the Southwest corner of Lot No. 67 of Leibig's Second Addition of South Bay Addition, as shown upon the recorded plat of said Addition; thence due West 62 ½ thence due South 88 ½ feet to the South line of said Addition as extended West; thence due East to the West line of Lot No. 83 of said Leibig's Second Addition of South Bay Addition; thence due North along the West line of said Lot No. 83 and the West line of said Leibig's Second Addition of South Bay Addition a distance of 88.5 feet to the place of beginning.

Except this conveyance is subject to the right and easement for ingress and egress from McArthur Drive in said Addition to a tract of land directly North of the above described tract; said easement being described as follows:

Beginning at the Southwest corner of Lot No. 67 of Leibig's Second Addition of West 19 ½ feet to a stake; thence due South a distance of 25 feet to a stake, thence due East 19 ½ feet to the Southwest corner of said McArthur Drive; thence due North along the West termination line of McArthur Drive a distance of 25 feet to the place of beginning.

AND ALSO EXCEPT THE FOLLOWING DESCRIBED EASEMENTS:

Commencing at the southwest corner of Lot No. Sixty-seven (67) of Leibig's First Addition of South Bay Addition, as shown on the recorded plat of said addition; thence due South a distance of 55.00 feet to the point of beginning; thence continuing due South, along the West line of Lot No. 83 of Leibig's Second Addition of South Bay Addition, 33.50 feet to a point; thence West 20 feet; thence North 33.50 feet; thence East 20 feet to the point of beginning.

Further granting an easement of ingress and egress described as follows:

Beginning at the southeast corner of Lot No. 67 of Leibig's Second Addition of South Bay Addition, as shown on the recorded plat of said Addition; thence due South a distance of 55.0 feet; thence West 3 feet; thence North 55.00 feet; thence East 3 feet to the point of beginning.

Subject also to any claims of the State of Ohio or its assigns or any other individual or entity arising from the location of any established water lines or marks.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 26 2009

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 26 2009

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 193.80
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
[Signature] 6/26/09
Deputy Aud. Date

Prior Deed Reference: O.R. Book 146, Page 1861 and O.R. Book 200, Page 1303, Instrument #200200006755* Parcel No. 09-019800.0000, 09-019900.0000, 09-020000.0000, 09-021700.0000. Map No. 09-20-228-021, 09-20-228-020, 09-20-228-019, 09-20-229-001.

*and Instrument #200900002329

Witness her hand this 9th day of March, 2009.

Sharon L Cioca
Sharon Cioca

STATE OF OHIO, COUNTY OF CLINTON, SS:

Before me, a notary public, in and for said County, personally appeared the above-named Sharon Cioca, the Grantor, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY THEREOF, I have hereunto set my hand and official seal at Wilmington, Ohio this 9th day of March, 2009.



JAMES H. WILLIAMS
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 O.R.C.

J H Williams
Notary Public

This instrument was prepared by:
Dennis and Williams Co., L.P.A.