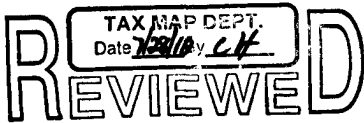


TRANSFER NOT NECESSARY

JUL 28 2010

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO



STATE of OHIO) TRANSFER ON DEATH DESIGNATION AFFIDAVIT
COUNTY of MIAMI) [O.R.C Section 5302.22]

The undersigned **JOAN A. PAX** hereinafter called “Owner”, being first duly sworn according to law, state as follows:

1. Owner, (marital status) are the owners of record at the time of the filing of this Affidavit of the following real property located at 805 Emerald Avenue, Coldwater, Ohio 45828 (hereinafter referred to as the “Property”) as recorded at Vol. 303, Page 182 of Mercer County Official Records and Vol. 311, Page 340 of Mercer County Official Records:

Legal description attached hereto and incorporated herein by reference.

2. Owner hereby designate their entire undivided interest in the Property for transfer on death to **MINSTER BANK, Successor Trustee of the Joan A. Pax Trust dated September 27, 2000, as amended and restated the 27th day of July, 2010** as transfer on death beneficiary, to receive the title of Owner upon and after the death of the Owner.

3. The undersigned **FRANCIS J. PAX**, husband of the Owner, states that said spouse’s dower rights are subordinate to the vesting of title to the real property or interest in the real property in the transfer on death beneficiary or beneficiaries designated herein and does hereby release and waive any and all rights and expectancies of dower in and to the real property or interest in the real property upon the vesting of title in the transfer on death beneficiary or beneficiaries designated herein.

4. This Affidavit, and the beneficiary designation(s) set forth herein, hereby revokes, replaces and supersedes any prior beneficiary designation(s) by Owner whether by deed or affidavit, related to the above-designated real Property.

Joan A. Pax
Joan A. Pax, Owner

Francis J. Pax
Francis J. Pax, Spouse of Owner

STATE of OHIO
COUNTY of MIAMI ss.

BE IT REMEMBERED, That on this 27th day of July, 2010, before me, the subscriber, a Notary Public in and for said state, personally came **JOAN A. PAX and FRANCIS J. PAX**, who under penalty of perjury in violation of Section 2921.11 of the Revised Code, represented to me to be said person, who acknowledged and executed the foregoing instrument as a 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.



WILLIAM J. MCGRAW, III, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O.R.C.

William J. McGraw, III

NOTARY PUBLIC

This instrument was prepared by William J. McGraw, III, Attorney at Law, DUNGAN & LEFEVRE, LPA, 210 W. Main Street, Troy, OH 45373 (937) 339-0511.

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

Being Lot #1273 in Westview First Addition to the Village of Coldwater, Ohio as shown on the recorded plat of said addition to Plat Cabinet 1, Page 56-57, Recorder's Office, Mercer County, Ohio

Said conveyance is subject to all restrictions, conditions, and provisions shown on said plat and also in Miscellaneous Volume 7, Page 864-5, 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.

Book 311, Page 340

Parcel # 05-168100.0000

Map # 08-28-179-009