

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 05 2013


MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 05 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

\$595.00
~~Exemption paragraph~~, conveyance Fee
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

 *4/5/13*
Deputy Aud. Date

(ABOVE LINE FOR RECORDER'S USE ONLY)

LIMITED WARRANTY DEED

FIRST FINANCIAL BANK, N.A., A NATIONAL BANKING ASSOCIATION, SUCCESSOR BY MERGER TO COMMUNITY FIRST BANK & TRUST, AN OHIO-CHARTERED STATE BANKING ASSOCIATION, ("Grantor"), for valuable consideration paid to it by VERNON J. WESTERHEIDE, a married man ("Grantee"), whose tax-mailing address is 1009 N. Cedar Street, Coldwater, Ohio 45828, grants with limited warranty covenants to said Grantee, his heirs and assigns forever, the following described real estate (the "Property"):

**SEE EXHIBIT "A" ATTACHED
HERETO AND MADE A PART HEREOF**

Additionally, Grantor and Grantee agree and covenant that the Property may not be used for, or by any business for the purpose of conducting, a commercial or retail banking activity, including but not limited to the receipt of demand deposits or deposits that the depositor may withdraw by check or similar means for payment to third parties or others, operation of an automated teller machine, loan generation or loan maintenance; except in connection with the operation of an automated teller machine by Grantor, its successors and assigns, pursuant to a separate lease agreement. This is a covenant that shall run with the land and shall be binding on any and all successors or assigns of the parties hereto for a period of fifteen (15) years after the date of this Limited Warranty Deed. Upon the expiration of such fifteen (15) year period, this covenant shall automatically expire, and be of no further force and effect.

There are excepted from the limited covenants and the Property is conveyed subject to legal highways, easements, conditions, restrictive covenants of record, and installments of taxes and assessments due and payable after the date hereof.

PRIOR INSTRUMENT REFERENCE: Official Record Volume 41, Page 780, Mercer County, Ohio Records.

Auditor's Parcel Number: 05-004600.0000 *Mq No: 08-27-381-029*

Grantor has executed this Deed this 26 day of March, 2013.

GRANTOR:

FIRST FINANCIAL BANK, N.A., A
NATIONAL BANKING ASSOCIATION,
SUCCESSOR BY MERGER TO
COMMUNITY FIRST BANK & TRUST,
AN OHIO-CHARTERED STATE
BANKING ASSOCIATION

By: C. Douglas Hetterson
Name: C. Douglas Hetterson
Its: Executive Vice President &
Chief Banking Officer

STATE OF OHIO)
COUNTY OF HAMILTON) : SS:

The foregoing instrument was acknowledged before me this 26 day of March, 2013 by C. Douglas Lippens, EVP/CFO of First Financial Bank, N.A., a national banking association, successor by merger to Community First Bank & Trust, an Ohio-Chartered Banking Association, on behalf of said association.

Notary Public

This instrument prepared by:
Gregory L. Cecil, Esq.
Keating Muething and Klekamp PLL
One East Fourth Street, Suite 1400
Cincinnati, Ohio 45202
(513) 579-6400



Cynthia R. Johnson
Notary Public, State of Ohio
My Commission Expires 02-08-2015

EXHIBIT A
(730 E. Main St., Coldwater, Mercer County, Ohio)

Auditor's Parcel No.: 05-004600.000

Situated in the Village of Coldwater (Township of Butler), County of Mercer and State of Ohio:

Being a tract of land situated in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Town Six (6) South, Range Two (2) East, Butler Township, Village of Coldwater, Mercer County, Ohio, and being more particularly described as follows:

Beginning at the South Quarter Post of the said Section Twenty-seven (27); thence North 0° 11' West, along the North-South Half Section Line a distance of Two Hundred Five (205.00) feet; thence South 89° 30' West, parallel to the South line of Section Twenty-seven (27), a distance of Three Hundred Fifty and Thirty-five Hundredths (350.35) feet; thence South 0° 00', a distance of Two Hundred Five (205.00) feet; thence North 89° 30' East, on and along the South line of Section Twenty-seven (27), a distance of Three Hundred Fifty-one (351.00) feet to the place of beginning.

Area described above contains One and Sixty-five Hundredths (1.65) acres of land including that portion subject to public roadway, and subject to all conditions, restrictions, privileges and easements of record and the zoning laws of the Village of Coldwater, Ohio.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Being a parcel of land situated in the Village of Coldwater, Butler Township, Mercer County, Ohio, in Section 27, Township 6 South, Range 2 East, Being more particularly described as follows:

Commencing for reference at a railroad spike found at the intersection of the west line of Terrace Avenue and the centerline of State Route 219;

Thence North 00° 18' 00" East, a distance of 40.00 feet to a point;

Thence South 89° 59' 57" West, along the north line of State Route 219, a distance of 284.28 feet to a 5/8 inch iron bar set. Said point being the place of beginning for the parcel of land to be conveyed by this instrument;

Thence continuing South 89° 59' 57" West, along the last described line, a distance of 66.41 feet to a 5/8 inch iron bar found;

Thence North 00° 30' 30" East, a distance of 165.01 feet to a harrow tooth spike found;

Thence East a distance of 65.20 feet to a 5/8 inch iron bar set;

Thence South 00° 05' 12" West, a distance of 165.00 feet to the place of beginning. Containing 0.249 acres of land more or less.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated May 20, 2002. On file in the County Engineer's Office.

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