

CND5002030
AccuTitle Agency, Inc.
120 E. Fourth St., 2nd Fl.
Cincinnati, OH 45202
(513) 241-8780

Instrument Book Page
200500005726 DR 204 191

Special Warranty Deed

This Deed is from Cendant Mortgage Corporation d/b/a Century 21 Mortgage, a corporation organized and existing under the laws of the State of Colorado ("Grantor"), to King Properties and Investments LLC, ("Grantee")

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assign forever, but without recourse, representation or warranty, except as expressed herein, all of grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 1030 Hemlock Street, Celina, OH 45822 and situated in the City of Celina, County of Mercer, State of Ohio, described as follows (the "Premises"):

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN.

Subject to easements and restrictions of record.

Permanent Parcel #: 27-390500.0000 6-31-326-005

Tax Mailing Address: 1221 Jessica Lane, Celina, OH 45822

For Instrument Reference: Instrument # BL 201, page 864 of the Deed Records of Mercer County, Ohio.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or caused anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Dated this 10 day of August, 2005.

Cendant Mortgage Corporation d/b/a
Century 21 Mortgage, by Fidelity National
Asset Management

By: [Signature]
Name: Aviva J. Bush, Vice President
Its:

STATE OF Colorado SS:
COUNTY OF Jefferson

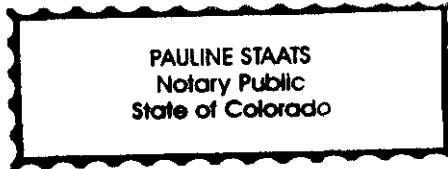
BE IT REMEMBERED, That on this 10 day of August, 2005 before me, the subscriber, a Notary Public in and for said County and State, personally came, Aviva J. Bush, Vice President (title) of Fidelity National Asset Management for Cendant Mortgage Corporation d/b/a Century 21 Mortgage, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his/her voluntary act and deed and the voluntary act and deed on behalf of the corporation.

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

[Signature]
Notary Public

My Commission expires: 8-5-08

This instrument was prepared by:
Lerner, Sampson & Rothfuss
120 East Fourth Street
Cincinnati, OH 45202



RETURN RECORDED DOCS TO:
KASPARNET, LLC
3613 RESERVE COMMONS DR.
MEDINA, OH 44256

TRANSFERRED

SEP 12 2005

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 12 2005

MERCER COUNTY
TAX MAP DEPARTMENT

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 16 2005

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFER NOT NECESSARY

SEP 16 2005

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$150.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
10 JB 9-12-05
Deputy Aud. Date

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EXHIBIT "A"

Situated in the City of Celina, County of Mercer, and State of Ohio:

Being Lot Numbered Forty-Five (45) in Kessler's Addition to the City of Celina, Ohio, as same is set forth on the recorded plat thereof in Plat Book 5, Page 31, in the Recorder's Office of Mercer County, Ohio, subject to the zoning ordinances of the City of Celina, Ohio.

Parcel #: 27-390500.0000
Map #: 6-31-326-005

200500005726
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
09-16-2005 At 11:19 am.
WARRANTY DEED 28.00
DR Book 204 Page 191 - 192

200500005726
KASARNET LLC
3613 RESERVE COMMONS DR
MEDINA, OH 44256