

WARRANTY DEED
(statutory form)*

Know All Men By These Presents, that Doris Moeller, married, and Richard Moeller, her husband, by Doris Moeller, his Attorney in Fact pursuant to a certain Power of Attorney recorded at Instrument #200600005852, Mercer County Recorder's Office, for valuable consideration paid, grant with general warranty covenants, to Nick R. Buschur, Trustee of the Nicholas R. Buschur Pension Trust, whose tax mailing address is 167 Southmoor Shores Drive, St. Marys, OH 45885, the following described real estate:

Situate in the Township of Jefferson, County of Mercer and State of Ohio, to-wit:

Beginning at a point in the center of the road known as "Mud Pike," which Point of Beginning is 448 feet East of the Southwest corner of the East half (1/2) of the Southwest Quarter (1/4) of Section 34, Town 5 South, Range 2 East; thence North 325 feet; thence East 302 feet and six inches; thence South 325 feet to the center of the road; thence West 302 feet and six inches on and along the center of the road to the Place of Beginning, containing 2.26 acres of land, more or less.

LESS AND EXCEPT THEREFROM:

Being a parcel of land in the East one-half (1/2) of the Southwest Quarter (1/4) of Section 34, Town 5 South, Range 2 East, Jefferson Township, Mercer County, Ohio, and more definitely described as follows:

Beginning at a point 620 feet East of the Southwest corner of the East one-half (1/2) of the Southwest Quarter (1/4) of said Section 34, thence North 325 feet; thence East 130 feet parallel to the South section line; thence South 325 feet; thence West on the South section line being also the centerline of Mud Pike, a distance of 130 feet to the Point of Beginning, containing 0.97 of an acre in said LESS AND EXCEPTION, more or less.

The net parcel of real estate being conveyed herein is 1.29 acres, more or less, and is subject to all easements, restrictions, conditions and limitations imposed thereon and all legal roads and highways.

(Prior Instrument Reference: Deed Volume 194, Page 33 and Instrument #200600005853, Mercer County Recorder's Office)

Parcel ID #: 26-013900.0000
Tax Map #: 5-34-300-014

Real Estate Taxes shall be prorated to the date of closing.

Grantors hereby release all of their rights of dower therein in the share of the other.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 05 2008

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 05 2008

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 237.50
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.
10713 5-5-08
Deputy Aud. Date

Executed this 29th day of April, 2008.

Doris Moeller
Doris Moeller

Richard Moeller
Richard Moeller

By: Doris Moeller
Doris Moeller, his Attorney in Fact

State of Ohio

§:

County of Auglaize

Before me, a notary public in and for said county, personally appeared the above named **Doris Moeller**, married, and **Richard Moeller**, her husband, by Doris Moeller, his Attorney in Fact, who acknowledged that she did sign the foregoing instrument, and that the same is her free act and deed and the free act and deed of Richard Moeller.

In Testimony Whereof, I have hereunto set my hand and official seal at St. Marys, Ohio, this 29th day of April, 2008.



JEFFREY P. SQUIRE
NOTARY PUBLIC, STATE OF OHIO
My Commission has no expiration date
Section 147.03 R.C.

[Signature]
Notary Public

This Instrument Prepared By:
NOBLE, MONTAGUE & MOUL, L.L.C.
Attorneys at Law
146 East Spring St.
St. Marys, OH 45885
(419) 394-7441

* See Sections 5302.05 and 5302.06, Ohio Revised Code