

FIDUCIARY DEED (Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

Eddie D. Mohler, Executor of the Estate of Leonard C. Mohler deceased, by the power conferred by Item III of the Last Will and Testament and every other power, for Forty-five Thousand and no/100 Dollars (\$45,000.00) paid, grants, with fiduciary covenants, to

Daniel R. Hatcher

whose mailing address is: 2905 Lancaster-Kirkersville Road, N. W. Lancaster, Ohio, 43130,

the following real property:

See Exhibit "A" attached hereto and made a part hereof.

Being known as Parcel No. 013-00592.00 and being 2885 Lancaster-Kirkersville Road, N. W., Lancaster, Ohio, 43130.

Prior instrument reference: Volume 664, Page 568 of the Deed Records of Fairfield County, Ohio.

Excepting real estate taxes and assessments due and payable hereafter, which grantee assumes and agrees to pay.

Witness my hand this 14th day of April, 2003.

Signed, acknowledged and delivered in the presence of:

N/A  
N/A

Eddie D. Mohler - Executor  
EDDIE D. MOHLER  
Executor of the Estate of  
Leonard C. Mohler, deceased

STATE OF OHIO, COUNTY OF FAIRFIELD, ss:

Be It Remembered, that on the 14th day of April, 2003, before me, the subscriber, a Notary Public within and for said State, personally came Eddie D. Mohler, Executor of the Estate of Leonard C. Mohler, deceased, the grantor in the within conveyance, and acknowledged the signing thereof to be his voluntary act and deed, for the purpose mentioned therein.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.



CHERYL L. WESSEL  
Notary Public, State of Ohio  
My commission expires 3-31-05

Cheryl L. Wessel  
NOTARY PUBLIC, STATE OF OHIO  
REAL ESTATE CONVEYANCE  
FEE \$ 45.00

EXEMPT # \_\_\_\_\_ APR 15 2003

Barbara Curtiss  
AUDITOR, FAIRFIELD COUNTY, OHIO

THIS INSTRUMENT PREPARED BY: MILLER, BARNES & CHRISTIAN, ATTORNEYS

LAW OFFICES  
MILLER, BARNES  
& CHRISTIAN  
20 EAST MAIN STREET  
LANCASTER, OHIO  
43130-3806  
(740) 653-3281

HOCKING VALLEY TITLE AGENCY  
FILE NO. 03030450

200300013989  
 Filed for Record in  
 FAIRFIELD COUNTY, OH  
 GENE WOOD  
 04-16-2003 10:56 AM.  
 DEED 14.00  
 OR Book 1274 Page 1966 - 1967

E X H I B I T "A"

REAL ESTATE SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, AND TOWNSHIP OF GREENFIELD, BOUNDED AND DESCRIBED AS FOLLOWS:

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 15, RANGE 19, BEGINNING AT A POINT ON THE CENTERLINE OF STATE ROUTE #158 ON THE EAST LINE OF SECTION 23, AND 541.77 FEET SOUTH OF THE NORTHEAST CORNER OF THE SECTION; THENCE FROM SAID POINT IN THE ROAD WEST 580.8 FEET TO AN IRON PIN; THENCE SOUTH AND PARALLEL WITH SAID STATE ROUTE, 75 FEET TO AN IRON PIN; THENCE EAST AND PARALLEL WITH SAID NORTH LINE 580.8 FEET TO THE CENTERLINE OF THE ROAD (IRON PIN WEST ON LINE 32 FEET); THENCE WITH SAID CENTERLINE ON THE ROAD NORTH 75 FEET TO THE PLACE OF BEGINNING, CONTAINING ONE (1) ACRE, MORE OR LESS.

TOGETHER WITH AN EASEMENT RESERVED IN THE DEED RECORDED IN VOLUME 637, PAGE 558 OF THE FAIRFIELD COUNTY DEED RECORDS:

RESERVING TO THE GRANTORS HEREIN, THEIR HEIRS AND ASSIGNS, THE RIGHT AND EASEMENT TO USE IN COMMON WITH THE GRANTEEES, THEIR HEIRS AND ASSIGNS, FOR PURPOSES OF INGRESS, EGRESS, AND PASSAGE, THE PORTION LYING NORTH OF THE SOUTH LINE OF THE PREMISES DESCRIBED IN VOLUME 637, PAGE 558 OF THE FAIRFIELD COUNTY DEED RECORDS, OF A LANE EXTENDING WEST FROM STATE ROUTE 158 ALONG THE SOUTH SIDE OF THE PREMISES HEREIN CONVEYED AND THE NORTH SIDE OF THE LANDS OF THE GRANTORS ADJOINING THE PREMISES HEREIN CONVEYED.

SUBJECT TO THE EASEMENT CONVEYED IN THE DEED RECORDED IN VOLUME 637, PAGE 558 OF THE FAIRFIELD COUNTY DEED RECORDS AND THE MAINTENANCE AGREEMENT RECORDED IN VOLUME 637, PAGE 559 OF THE FAIRFIELD COUNTY DEED RECORDS.

DESCRIPTION REVIEWED AND APPROVED  
 FOR TRANSFER ONLY, FAIRFIELD COUNTY  
 AUDITOR/REGISTERER THE 14TH.  
 BY AS DATE 4/15/03  
 013-00592-00