

328
1491

298

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After Recording Mail To:
Instrument Book Page
200500007227 DR 328 1491

LIMITED WARRANTY DEED
(Statutory Form)
Rev. Code Sec. 5302.07

ITT Higbie Manufacturing Company, a Delaware corporation, successor by merger to The Higbie Manufacturing Company, of New Castle County, Delaware, for valuable consideration paid, grants with limited warranty covenants to ITT Automotive, Inc., a Delaware corporation, whose tax mailing address is 4 West Red Oak Lane, White Plains, New York 10604, the real property legally described on Exhibit A attached hereto and made a part hereof.

Subject to: Legal highways, governmental ordinances, zoning ordinances, easements, reservations, agreements, conditions and restrictions of record and taxes and assessments due and payable after delivery of this deed.

Prior instrument reference: Perry County Deed Record Vol. 200, pg 161.

Executed by its duly authorized officer this 15th day of November, 2005.

**ITT HIGBIE MANUFACTURING
COMPANY**

By: [Signature]
Title: Vice President

STATE OF NEW YORK)
) ss:
COUNTY OF WESTCHESTER)

The foregoing instrument was acknowledged before me this 15th day of November, 2005, by Vincent A. Maffeo as Vice President of ITT Higbie Manufacturing Company, a Delaware corporation, on behalf of the corporation.

(SEAL)

Margaret A. Bersito
Notary Public MARGARET A. BERSITO
My Commission Expires: 6-17-06

This Instrument Was Prepared By:
Steven D. Reinbolt
Eastman & Smith Ltd.
One SeaGate, 24th Floor
Toledo, OH 43604

TRANSFERRED
DATE 12-1-05
SEC. 319.54
SEC. 319.202 COMPLIED
WITH AMT. 12
LARRY HOUSEHOLDER
AUDITOR PERRY CO. OHIO
BY [Signature]

MARGARET A. BERSITO
Notary Public, State of New York
No. 01BE5062043
Qualified in Putnam County
Commission Expires June 17, 2006
001491

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EXHIBIT A

Situated in the County of Perry, in the State of Ohio, and in the Township of Pike, and bounded and described as follows:

Being a part of the Southeast Quarter, Section 4, Township 15, Range 15, Pike Township, Perry County, Ohio:

Commencing a stone at the Southwest corner of said Southeast Quarter of said Section 4; thence, North, along the half section line, 1725.34 feet to a point; thence, East, 189.72 feet to a point in the center of State Route No. 345, said point being the place of beginning of the tract herein described; thence, along the center of said road, North 32 degrees 29' East, 203.07 feet to a point; thence, continuing along the center of said road, North 44 degrees 03' East, 265.26 feet to a point; thence, continuing along the center of said road, North 44 degrees 38' East, 100.00 feet to a point; thence, continuing along the center of said road, North 45 deg. 47' East, 31.21 feet to a point; thence, South 89 degrees 19' East, 1443.30 feet to an iron pin; thence, South 0 degrees 37' 30" East, 650.00 feet to an iron pin; thence, North 89 degrees 19' West, 1531.59 feet to an iron pin; thence, North 57 degrees 31' West, 361.50 feet to a point the place of beginning, containing 24.9665 acres, more or less.

Description does not meet
minimum Survey Standards
approval for transfer is up
to the Auditors Office
Perry County Engineer's Office

12-2-05

200500007229
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
12-28-2005 At 08:46 am.
DEED 28.00
OR Book 328 Page 1491 - 1492

200500007229
EASTMAN & SMITH
P O BOX 10032
TOLEDO, OH 43699-0032

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