

Warranty Deed

Know all Men by these Presents

That, Robert L. Stoffer, a married man, the Grantor, who claims title through instrument recorded in Volume 796, Page 99 of the Deed Records, for good and valuable consideration received to his full satisfaction, grants with general warranty covenants to **Earl Bedocs** and **Laura Bedocs**, husband and wife, the Grantees, for their joint lives, remainder to the survivor of them, whose tax mailing address will be 1940 State Route 603, Ashland, Ohio 44805, and *Gives, Grants, Bargains, Sells and Conveys* to said Grantees, their heirs and assigns forever, all such right and title as he, the said Grantor, has or ought to have in and to the following described piece or parcel of land:

Situated in the Township of Weller, County of Richland and State of Ohio and being a part of the Southeast Quarter of Section 6, of Township 24 North, Range 17 West, and being more particularly described as follows: Commencing at a PK spike found and accepted as marking the point of intersection of the centerline of the Shiloh-Newville Road (State Route 603) with the west line of said quarter; Thence, South 64 degrees 17 minutes 30 seconds East with said centerline, a distance of 509.72 feet to a PK spike found; Thence, continuing with said centerline, South 63 degrees 13 minutes 05 seconds East a distance of 217.50 feet to a PK spike found and accepted as marking the northeast corner of a parcel currently owned by E. & E. Miller (deed reference ORV 1051, page 269), said spike being the place of beginning of the parcel herein described; Thence, continuing South 63 degrees 13 minutes 05 seconds East with said centerline, a distance of 405.98 feet to a Mag Nail spike set marking the northwesterly corner of a parcel currently owned by D. Coley (deed reference: Volume 895, page 712); Thence, with existing lines of said Coley parcel, the following two courses and distances: 1. South 13 degrees 29 minutes 05 seconds East a distance of 147.00 feet to an iron pin found 2. South 49 degrees 03 minutes 15 seconds East a distance of 67.07 feet to an iron pin found and accepted as marking the northeasterly corner of a parcel currently owned by L. O. Weitzel (deed reference: ORV 310, Page 56); Thence, South 58 degrees 47 minutes 50 seconds West with the northerly line of said Weitzel parcel, passing through an iron pin found for reference at 24.38 feet, a total distance of 413.78 feet to an iron pin found and accepted as marking the northerly common corner of said Weitzel parcel, and of a parcel currently owned by M. & R. Gonzales (deed reference: ORV 1228, page 315); Thence, North 86 degrees 19 minutes 24 seconds West with the north line of said Gonzalez parcel, a distance of 221.73 feet to an iron pin set marking the northwest corner of said Gonzalez parcel, the same being located on the east line of a parcel currently owned by L. Stimpert II (deed reference: ORV 148, page 328); Thence, North 03 degrees 35 minutes 22 seconds east with said east line, a distance of 268.81 feet to an iron pin found and accepted as marking the northeast corner of said Stimpert parcel, said iron pin also being located on the south line of a parcel currently owned by E. and E. Miller (deed

reference: ORV 1051, page 269); Thence, with existing lines of said Miller parcel, the following two courses and distances: 1. South 82 degrees 49 minutes 00 seconds East a distance of 70.00 feet to an iron pin found; 2. North 07 degrees 37 minutes 21 seconds East, passing through an iron pin found for reference at 281.46 feet, a total distance of 313.22 feet to the place of beginning, containing 4.637 acres, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on March 1, 2004, but subject to the right of way of State Route 603. Iron pins set are 5/8" rods with caps stamped "SEILER 6869". Bearings are based on Deed Volume 795, page 726, and are intended to be used for angular determination only.

Premises known as: 1940 State Route 603, Ashland, Ohio 44805
 Permanent Parcel No.:
 Prior Deed References: Volume 796, Page 99

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

INITIAL DATE
 S 6-17-04

To Have and To Hold the premises aforesaid, with the appurtenances thereunto belonging to the said Grantees, their heirs and assigns, so that neither the said Grantor, his heirs, nor any other persons claiming title through or under him, shall or will hereafter claim or demand any right or title to the premises, or any part thereof, but they and everyone of them shall by these presents be excluded and forever barred.

And, Robert L. Stoffer, the said Grantor, does for himself and his heirs, executors and administrators, covenant with the said Grantee, their heirs and assigns, that at and until the ensealing of these presents, he is well seized of the above described premises, as a good and indefeasible estate in **FEE SIMPLE**, and has good right to bargain and sell the same in manner and form as above written, and that the same are free from all encumbrances whatsoever, save and except restrictions and easements of record, if any, and that he will *Warrant and Defend* said premises, with the appurtenances thereunto belonging to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever, except as above.

And for valuable consideration, **Dorothy L. Stoffer** does hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all her right and expectancy of *Dower* in the above described premises.

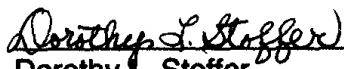
In Witness Whereof, I have hereunto set my hand the 10th
day of JUNE, in the year of our Lord two thousand four.

Signed and acknowledged in the presence of:

200400012174
Filed for Record in
RICHLAND
SARAH M DAVIS
06-17-2004 At 03:39 pm.
DEED 36.00
OR Book 1402 Page 346 - 348


Robert L. Stoffer

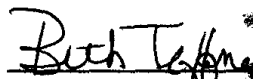
200400012174
DONALD TEFFNER
FILE


Dorothy L. Stoffer

State of Ohio)
County of Richland) ss.

Before me, a Notary Public in and for said County and State,
Personally appeared the above named Robert L. Stoffer and Dorothy L.
Stoffer who acknowledged that they did sign the foregoing instrument
and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and
official seal at Mansfield, Ohio, this 10th day JUNE, 2004.


Notary Public

Beth Teffner
Notary Public State of Ohio
My Comm. Exp. 5-24-2009

This instrument was prepared by Donald R. Teffner Co., L.P.A.

6/17/04
TRANSFERRED
PATRICK W. DROPSEY
COUNTY AUDITOR

This conveyance has been examined and the
grantor has complied with section 319.212
of the Revised Code
FEE \$ 64.00
EXEMPT
PATRICK W. DROPSEY, County Auditor