

GENERAL WARRANTY DEED
(Statutory Form)

NORBERT BAUMAN (aka Norbert L. Bauman), a married man, of Henry County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to CCS REALTY CO., an Iowa corporation, whose tax-mailing address is 2800 Cloverleaf Court, Sioux City, Iowa 51111, the following real property:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Subject to: Legal highways, easements and restrictions of record, zoning regulations and taxes and assessments due and payable after date hereof.

Prior instrument reference: Volume 239, Page 205

Judy Bauman (aka Judith L. Bauman), wife of the grantor, releases all rights of dower therein.

Witness their hands this 4th day of June, 1997.

Signed, acknowledged and delivered in the presence of:

Anthony J. Colburn
Print Name Anthony J. Colburn

Norbert Bauman
Norbert Bauman

Michael J. Todak
Print Name Michael J. Todak

Judy Bauman
Judy Bauman

STATE OF OHIO, Henry COUNTY, ss:

The foregoing instrument was acknowledged before me this 4th day of June, 1997, by Norbert Bauman and Judy Bauman, husband and wife.

Anthony J. Colburn
Notary Public

25260 #

This instrument prepared by:

Michael J. Todak, Esq.
LaValley, LaValley & Todak Co., L.P.A.
5800 Monroe St., Bldg. F
Sylvania, Ohio 43560

RECEIVED
& RECORDED

JUN 4 1997

ARLENE WALLACE, RECORDER
HENRY COUNTY, OHIO

ANTHONY J. COLBURN, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

Att. J. P. & P. M.
Attorneys Title 186-
POB 587 Defiance

EXHIBIT A

JUN 04 1997

JAMES W. HOOPS

The Certified Tax Map shown
and by County Tax Map and
Shaded 11/22/97 of the General Code
R13 234000
JAMES W. HOOPS, County Auditor

situated in the Township of Liberty, city of Napoleon, county of Henry and State of Ohio and known as a parcel of land being a part of the Northeast quarter (1/4) of section seven (7), Town five (5) North, Range seven (7) East, Liberty Township, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at an Iron pipe in the Northwest corner of the Northeast quarter (1/4) of said Section seven (7); thence South 0°43'41" West on the West line of the Northeast quarter (1/4) of said Section a distance of one thousand three hundred fifty-nine and ninety-nine hundredths (1359.99) feet to a point; thence South 89°16'19" East a distance of forty and no hundredths (40.00) feet to a point on the Easterly right-of-way line of Industrial Drive and the place of beginning; ----thence South 89°16'19" East a distance of seven hundred seventy-four and twenty-two hundredths (774.22) feet to an Iron pin; thence South 0°28'25" West a distance of one hundred twenty-two and nine hundredths (122.09) feet to an Iron pin; thence South 24°47'45" West a distance of two hundred ninety-three and forty-two hundredths (293.42) feet to an Iron pin; thence North 89°16'19" West a distance of six hundred fifty-five and ten hundredths (655.10) feet to an Iron pin on the Easterly right-of-way of Industrial Drive; thence North 0°43'41" East on the easterly right-of-way line of Industrial Drive a distance of three hundred ninety and no hundredths (390.00) feet to the place of beginning. Said parcel contains six and five hundred sixty-eight thousandths (6.568) acres more or less. Subject to all easements, restrictions, and leases of record, zoning ordinances, if any, and all legal highways.

LESS:

Commencing at an Iron pipe found at the North Quarter corner of said Section 7, and being Station 22 + 59.63; thence on the North-South centerline Section line of said Section 7 on a bearing of South 00° 25'33" West a distance of 1359.99 feet to a point, said point being Station 8 + 99.64; thence South 89° 34' 27" East a distance of 40.00 feet to a point, said point being 40.00 feet right of Station 8 + 99.64, and being on the existing East right-of-way of Industrial Drive North-South and being the True Point of Beginning, and being on the grantors North property line; thence continuing on the grantors North property line on a bearing of South 89° 34' 27" East a distance of 5.00 feet to a point, said point being 45.00 feet right of Station 8 + 99.64; thence South 00° 25' 33" West a distance of 349.64 feet to a point, said point being 45.00 feet right of Station 5 + 50.00; thence North 89° 34' 27" West a distance of 5.00 feet to a point, said point being 40.00 feet right of Station 5 + 50.00, and being on the existing East right-of-way of Industrial Drive North-South; thence North 00° 25' 33" East a distance of 349.64 feet to the True Point of Beginning. Containing 0.040 acres, more or less, of which the present right-of-way contains 0.00 acres, for a net take of 0.040 acres, more or less.

This description prepared by Duane C. Homan, Professional Surveyor 7482.

Auditor's Permanent Parcel No. Is 28-070088.0800.

APPROVED
Mapping Dept. By PK Date 6/4/97

Along with a non-exclusive easement for ingress and egress, and for the use of existing storm sewer lines and existing water distribution lines being located on a parcel of land situated in the Northeast quarter (1/4) of Section seven (7), Town five (5) North, Range seven (7) East, Liberty Township, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at an iron pipe in the Northwest corner of the Northeast quarter (1/4) of said Section seven (7); thence South 0°43'41" West on the West line of the Northeast quarter (1/4) of said Section a distance of one thousand seven hundred forty-nine and ninety-nine hundredths (1749.99) feet to a point; thence South 89°16'19" East a distance of forty and no hundredths (40.00) feet to an iron pin on the Easterly right-of-way line of Industrial Drive and the place of beginning; ---thence South 89°16'19" East a distance of six hundred fifty-five and ten hundredths (655.10) feet to an iron pin; thence South 24°47'45" West a distance of thirty-two and eighty-six hundredths (32.86) feet to a point; thence North 89°16'19" West a distance of six hundred forty-one and seventy hundredths (641.70) feet to a point on the Easterly right-of-way line of Industrial Drive; thence North 0°43'41" East on the Easterly right-of-way line of Industrial Drive a distance of thirty and no hundredths (30.00) feet to the place of beginning. Said easement contains four hundred forty-six thousandths (0.446) acres more or less.

Along with a non-exclusive easement for ingress and egress and for the use of existing storm sewer lines and drainage ditch purposes along the Norfolk and Western Railroad right-of-way of the following described real estate:

A parcel of land being a part of the Northeast quarter (1/4) of Section seven (7), Town five (5) North, Range seven (7) East, Liberty Township, City of Napoleon, Henry County, Ohio and which is more particularly described as follows:

Commencing at an iron pipe in the Northwest corner of the Northeast corner of the Northeast quarter (1/4) of said Section seven (7); thence South 0°43'41" West on the West line of the Northeast quarter (1/4) of said section a distance of one thousand seven hundred forty-nine and ninety-nine hundredths (1749.99) feet to a point; thence South 89°16'19" East a distance of six hundred ninety-five and ten hundredths (695.10) feet to an iron pin and the place of beginning; ---thence North 24°47'45" East a distance of two hundred ninety-three and forty-two hundredths (293.42) feet to an iron pin; thence North 0°28'25" East a distance of one hundred twenty-two and nine hundredths (122.09) feet to an iron pin; thence South 89°16'19" East a distance of one hundred and no hundredths (100.00) feet to an iron pin; thence South 0°28'25" West a distance of three hundred five and forty-three hundredths (305.43) feet to an iron pin on the Northerly right-of-way line of the Norfolk and Western Railroad; thence South 48°51'54" West on the Northerly right-of-way line of said railroad a distance of four hundred nine and three hundredths (409.03) feet to an iron pin; thence North 24°47'45" East a distance of two hundred six and thirty-four hundredths (206.34) feet to the place of beginning. Said easements containing one and four hundred forty-seven thousandths (1.447) acres more or less.

GENERAL WARRANTY DEED
(Statutory Form)

NORBERT BAUMAN (aka Norbert L. Bauman), a married man, of Henry County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to CCS REALTY CO., an Iowa corporation, whose tax-mailing address is 2800 Cloverleaf Court, Sioux City, Iowa 51111, the following real property:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Auditor's Permanent Parcel No. 28-070088.0700

Subject to: Legal highways, easements and restrictions of record, zoning regulations and taxes and assessments due and payable after date hereof.

Prior instrument reference: Volume 239, Page 208

Judy Bauman (aka Judith L. Bauman), wife of the grantor, releases all rights of dower therein.

Witness their hands this 4th day of June, 1997.

Signed, acknowledged and delivered in the presence of:

Anthony J. Colburn
Print Name Anthony J. Colburn

Michael J. Todak
Print Name Michael J. Todak

Norbert Bauman
Norbert Bauman

Judy Bauman
Judy Bauman

STATE OF OHIO, Henry COUNTY, ss:

The foregoing instrument was acknowledged before me this 4th day of June, 1997, by Norbert Bauman and Judy Bauman, husband and wife.

Anthony J. Colburn
Notary Public

✓ C
2527

This instrument prepared by:

Michael J. Todak, Esq.
LeValley, LeValley & Todak Co., L.P.A.
5800 Monroe St., Bldg. F
Sylvania, Ohio 43560

RECEIVED
& RECORDED

JUN 4 1997

at 3:09 P.M.
ARLENE WALLACE, RECORDER
HENRY COUNTY, OHIO

Attorneys Seale
P.O. Box 788 Defiance

ANTHONY J. COLBURN, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date.

AUDITORS OFFICE
TRANSFERRED

JUN 04 1997

JAMES M. HOOPS
HENRY CO. AUDITOR

The Commission has been renewed
and the fee has been paid with
Scries 11920 of the Bonded Cash
FEE \$ 15.00
EXMPT
JAMES M. HOOPS, County Auditor

EXHIBIT A

A parcel of land being part of the Northeast quarter (1/4) of Section 7, Town 5 North, Range 7 East, Liberty Township, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at an iron pipe in the Northwest corner of the Northeast quarter (1/4) of said Section 7; thence South 0°43'41" West on the West line of the Northeast quarter (1/4) of said Section a distance of 1749.99 feet to a point; thence South 89°16'19" East a distance of 40.00 feet to an iron pin on the Easterly right-of-way line of Industrial Drive and the place of beginning;---thence South 89°16'19" East, a distance of 655.10 feet to an iron pin; thence South 24°47'45" West a distance of 206.34 feet to an iron pin on the Northerly right-of-way line of the Norfolk and Western Railroad; thence South 48°51'54" West on the Northerly right-of-way line of said rail-road a distance of 347.06 feet to an iron pin; thence North 89°16'19" West a distance of 312.48 feet to an iron pin on the Easterly right-of-way line of Industrial Drive; thence N0°43'41" East on the Easterly right-of-way line of Industrial Drive a distance of 420.01 feet to the place of beginning, containing 5.000 acres more or less. ALONG WITH an easement for ingress and egress, and for the use of existing storm sewer lines and existing water distribution lines being located on a parcel of land situated in the Northeast quarter (1/4) of Section seven (7), Town five (5) North, Range Seven (7) East, Liberty Township, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at an iron pipe in the Northwest corner of the Northeast quarter (1/4) of said Section seven (7); thence South 0°43'41" West on the West line of the Northeast quarter (1/4) of said Section a distance of one thousand seven hundred forty-nine and ninety-nine hundredths (1749.99) feet to a point; thence South 89°16'19" East a distance of forty and no hundredths (40.00) feet to an iron pin on the Easterly right-of-way line of Industrial Drive and the place of beginning;---thence North 0°43'41" East on the Easterly right-of-way line of Industrial Drive a distance of thirty and no hundredths (30.00) feet to a point; thence South 89°16'19" East a distance of five hundred eight and fifty hundredths (508.50) feet to a point; thence North 24°47'45" East a distance of one hundred twenty and no hundredths (120.00) feet to a point; thence North 89°16'19" East a distance of one hundred sixty and no hundredths (160.00) feet to a point; thence South 24°47'45" West a distance of one hundred fifty-two and eighty-six hundredths (152.86) feet to an iron pin; thence north 89°16'19" West a distance of six hundred fifty-five and ten hundredths (655.10) feet to an iron pin on the Easterly right-of-way line of Industrial Drive and the place of beginning. Said easement contains nine tenth (0.900) acres more or less.

APPROVED

Made By DK Date 6/4/97

ALSO ALONG WITH an easement for ingress and egress and for the use of existing storm sewer line and drainage ditch purposes along the Norfolk and Western Railroad right-of-way of the following described parcel: A parcel of land being a part of the Northeast quarter (1/4) of Section seven (7), Town five (5) North, Range seven (7) East, Liberty Township, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at an iron pipe in the Northwest corner of the Northeast quarter (1/4) of said Section seven (7); thence South 0°43'41" West on the West line of the Northeast quarter (1/4) of said Section a distance of one thousand seven hundred forty-nine and ninety-nine hundredths (1749.99) feet to a point; thence South 89°16'19" East a distance of six hundred ninety-five and ten hundredths (695.10) feet to an iron pin and the place of beginning;---thence North 24°47'45" East a distance of two hundred ninety-three and forty-two hundredths (293.42) feet to an iron pin; thence North 0°28'25" East a distance of one hundred twenty-two and nine hundredths (122.09) feet to an iron pin; thence South 89°16'19" East a distance of one hundred and no hundredths (100.00) feet to an iron pin; thence South 0°28'25" West a distance of three hundred five and forty-three hundredths (305.43) feet to an iron pin on the Northerly right-of-way line of the Norfolk and Western Railroad; thence South 48°51'54" West on the Northerly right-of-way line of said railroad a distance of four hundred nine and three hundredths (409.03) feet to an iron pin; thence North 24°47'45" East a distance of two hundred six and thirty-four hundredths (206.34) feet to the place of beginning. Said easement contains one and four hundred forty-seven thousandths (1.447) acres more or less.

