

Survivorship Deed*

Ervin E. Troyer and Esther M. Troyer, husband and wife,
 of Madison County, Ohio
 for valuable consideration paid, grant(s) with general warranty covenants, to
 Roger D. Peachey and Heidi Joy Peachey, husband and wife,
 for their joint lives, remainder to the survivor of them, whose tax-mailing addresses are
 9910 Plain City-Georgesville Road, NE, Plain City, Ohio 43064

the following REAL PROPERTY: Situated in the County of Madison in the State of Ohio and in the Township of Darby
 (SEE EXHIBIT "A" ATTACHED HERETO)

The premises herein described are conveyed subject to zoning, governmental regulations, easements of record, legal highways, restrictive covenants, if any, and taxes and assessments due and payable after the date hereof.

Prior Instrument Reference: Vol. 281m, page 439 of the Deed Records of Madison County, Ohio. Ervin E. Troyer and Esther M. Troyer, husband and wife, by their joint and several acts, grantor releases all rights of dower therein.

EXECUTED this 21st day of July, 2004.
 Ervin E. Troyer
 Esther M. Troyer

STATE OF OHIO)
 COUNTY OF MADISON)
 SS: 200400006223
 ERVIN TROYER
 ESTHER TROYER
 PLAIN CITY, OH 43064

BE IT REMEMBERED, That on this 21st day of July, 2004 the subscriber, a Notary Public in and for said state, personally came, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.
 IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Maurice E. Beathard
 Notary Public, State of Ohio
 Attorney at Law
 This instrument was prepared by Beathard & Beathard, Attorneys at Law

1 Name of Grantor(s) and marital status.
 2 See Sections 5301.05 and 5302.86 Ohio Revised Code.
 3 Name of Grantee(s) and marital status of each.
 4 Description of land or interest therein, and encumbrances, reservations, and easements.
 5 Delete whichever does not apply.
 6 Execution in accordance with Chapter 5301 Ohio Revised Code.

Approved
 Madison County Subdivision Review Board
 No Plat Required

Board of Health
 Engineer
 Zoning Inspector
 (if applicable)

Property boundary description of 3.126 (plus) acres of land in VMS 8484 in Darby Civil Township, Madison County, Ohio, fronting along Converse-Huff Road (aka Co. Rd. # 30 45 feet right of way width), being a portion of aerial parcel # 674 and the same being Auditor's tax parcel # 02-00272.002 of record in D.B. 281 Pg. 439 currently in the ownership of Ervin E. Troyer and Esther M. Troyer said 3.126 acres (136,200.00 square feet) surveyed and is bounded and more particularly described as follows:

Commence with a found steel pin buried and a road surface mag spike found in the middle of junction of Converse-Chapel Road and Converse Huff Road (Co. Rd. # 30).....go then with the middle of Converse Huff Road S 84 deg 55 min 20 sec E 652.730 feet to the true point of beginning...a mag spike set;

Thence: Perpendicular from the aforesaid roadway and passing a set 5/8 inch capped rebar at 30.00 feet go N 05 deg 04 min 40 sec E a total distance of 600.000 feet to a 5/8 inch capped rebar set;

Thence: Parallel with the road go S 84 deg 55 min 20 sec E 227.000 feet to another 5/8 inch capped rebar set;

Thence: S 05 deg 04 min 40 sec W (passing a set rebar capped at 570.000 feet) a total distance of 600.000 feet to a set mag spike in Converse Huff Road;

Thence: With the centerline therewith go N 84 deg 55 min 20 sec W a frontage distance of 227.000 feet to the true point of beginning.

Contained within said bounds 3.12672 acres of land rounded to 3.126 acres.

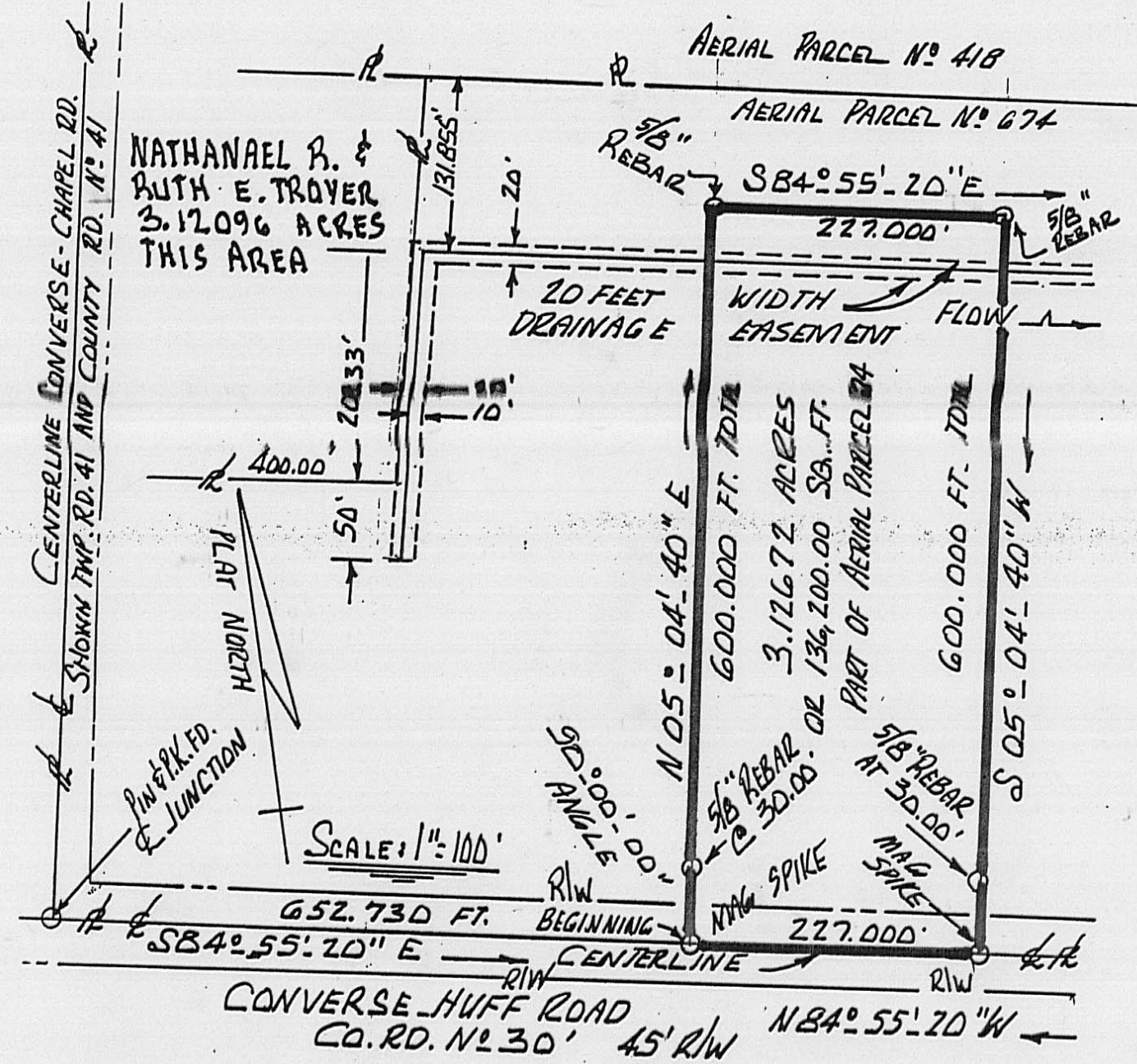
Rebars set are capped R.I. Baker S-5539.

This property is not within a flood plain. See aerial map # 3 of 107.

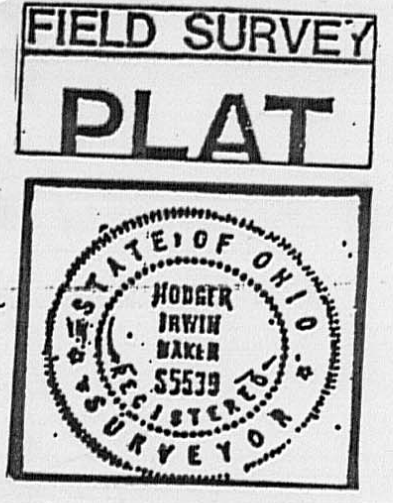
Bearings are based on deed recorded in O.R. 135 at Pg. 1320.

Including with this 3.126 acres is the right to connect to and make use of a subsurface drainage tile and is subject to the associated twenty feet wide drainage easement which crosses this property near the rear as depicted on the accompanying exhibit. Said drainage easement is recorded in O.R. 135 at Pages 1322, 1323, 1324.

Surveyed for purpose of land transfer by Rodger Irwin Baker.



PLAT OF 3.12672 ACRES
 VMS 8484 DARBY TOWNSHIP
 MADISON COUNTY, OHIO
 PART OF AERIAL PAR. # 674
 P.P.N. 02-00272.002
 D.B. 281 PG. 439
 ERVIN E. TROYER AND WIFE
 ESTHER M. TROYER
 Rodger Irwin Baker P.S.
 P.O. Box 315 West Jefferson
 Ohio 43162 PH: 614-879-6004



Instrument 20020000663 OR 135 1323
 EASEMENT

KNOW ALL BY THESE PRESENTS: That Vernon Lee Hostetler, unmarried, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and for other good and valuable considerations to him paid by Nathanael R. Troyer and Ruth E. Troyer, husband and wife, the Grantees, the receipt whereof is hereby acknowledged, does hereby grant, bargain, and convey to the said Grantees, their heirs and assigns forever, the following rights, privileges and easements in, upon and over certain real estate owned by the Grantor in the Township of Darby, County of Madison and State of Ohio.

The right to construct, use, maintain and keep in repair a drainage tile to be constructed and maintained upon a strip of land bounded and described as follows:

Provided also that the Grantees shall have the right of ingress to and egress from said permanent easement hereinbefore set forth for the purpose of making inspection, connections and repairs upon said drainage tile.

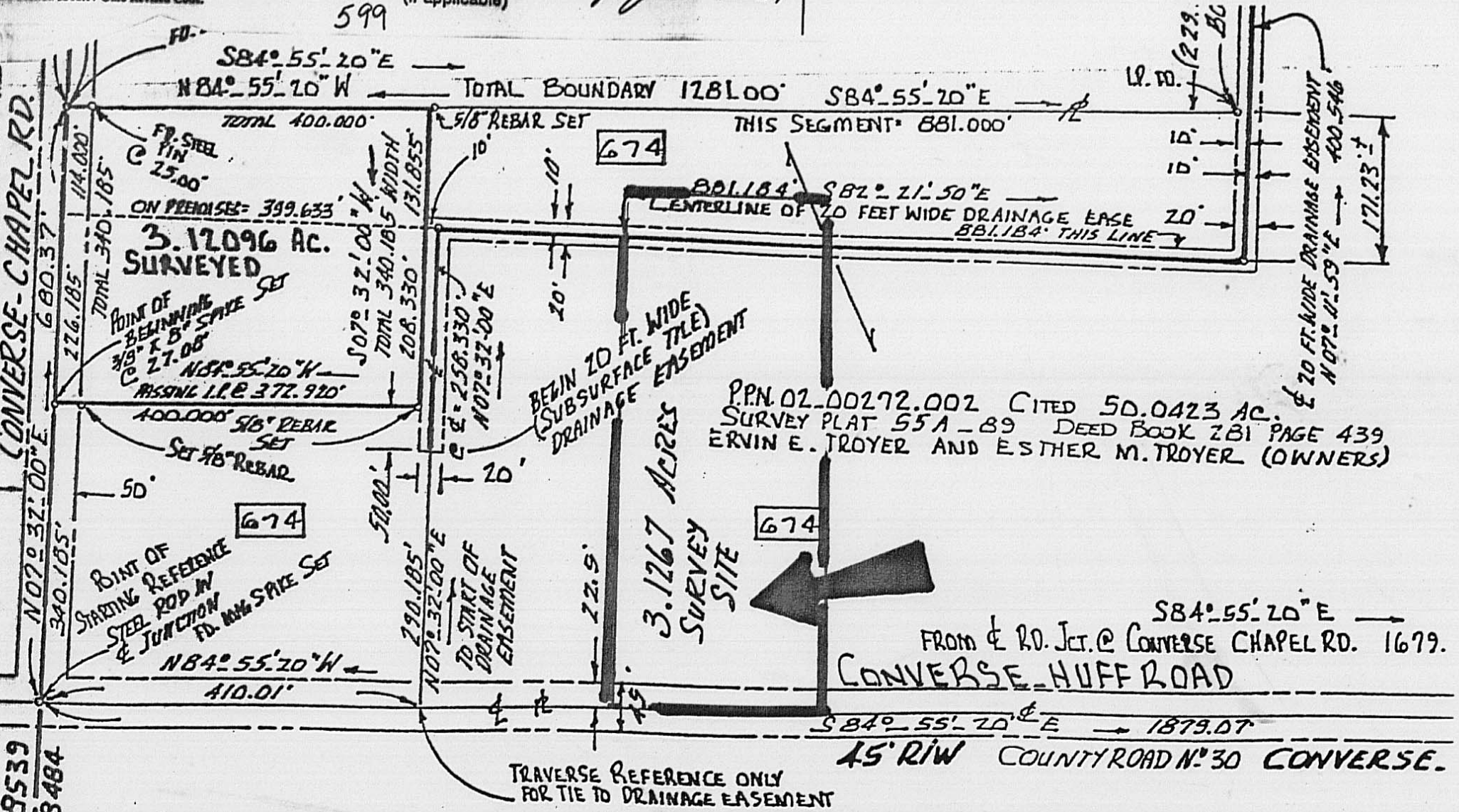
Provided, however, that said drainage tile shall be constructed, operated, repaired, reconstructed or replaced in accordance with good engineering practice; that said Grantees will replace in kind, rather than money, if possible, the loss of or damage to all trees, shrubs, fences or structures.

Provided further, that Grantees shall, in areas seeded to grass, replace the top soil and reseed the area; that, for a period of one (1) year following completion of construction, Grantee shall provide necessary fill and make such repairs and replacements as may be needed by reason of settlement or similar causes on areas which have been disturbed by construction; and that Grantees shall pay for any and all damage to growing crops encountered on said premises during construction and maintenance of said improvements.

In Witness whereof, the Grantor has hereunto set his hand this 21st day of October, 2001.

Signed in the presence of:
 Lester Hostetler
 Vernon Lee Hostetler

20020000663
 ERVIN TROYER
 PICK UP
 65-04



LEGEND AND SYMBOLS
 P.P.N. = AUDITOR'S PERMANENT PARCEL NUMBER
 OR = OFFICIAL RECORD, D.B. = DEED BOOK, Pg. = PAGE
 VMS = VIRGINIA MILITARY SURVEY
 RW = RIGHT OF WAY, FD = FOUND
 LP = IRON PIN OR PIPE, CL = CENTERLINE
 PL = PROPERTY LINE, LH = LAND LOCK

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Surveyed for purpose of land transfer by Rodger Irwin Baker.

 July 13, 2004

Rodger Irwin Baker Surveyor # S-005539
P.O.Box 315 West Jefferson, Ohio 43162

