

Warranty Deed

To a Corporation
 Rev. Code, Sec. 5301.01, .04

KNOW ALL MEN BY THESE PRESENTS: That Joe L. Gingerich and Mary Ada Gingerich, husband and wife of the Township of Darby County of Madison and State of Ohio, in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS to them paid by Gingway Products, Inc., a Corporation duly incorporated under the Laws of the State of Ohio of the Township of Darby County of Madison and State of Ohio, the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY to the said Gingway Products, Inc. its successors and assigns forever, the following REAL ESTATE, situated in the County of Madison in the State of Ohio and in the Township of Darby, Survey 324 and described as follows: BEING part of a 40 acre tract as conveyed to Elizabeth Miller, by certificate of transfer as recorded in Deed Book 153, page 266, Madison County, Ohio, records and more particularly described as follows: BEGINNING at a spike in the center of Plain City-Georgesville Road (50' wide) at the southeasterly corner of said 40 acre tract; thence South 68° 12' West a distance of 354.40 feet along the southerly line of said 40 acre tract to an iron pin, passing an iron pin at 25.00 feet; thence North 22° 08' West a distance of 244.00 feet along the southerly line of said 40 acre tract to an iron pin, passing an iron pin at 334.93 feet; thence North 68° 12' East a distance of 359.93 feet to a railroad spike in the center of said Plain City-Georgesville Road, passing an iron pin at 334.93 feet. Said point being South 21° 15' East a distance of 405.00 feet from the intersection of centerlines of said Plain City-Georgesville Road and Converse-Huff Road; thence S. 21° 15' East a distance of 130.50 feet along the centerline of said Plain City-Georgesville Road to a railroad spike; thence South 20° 20' East a distance of 113.68 feet along the centerline of said road to place of beginning, CONTAINING 2.004 acres. Subject to all legal highways, restrictions and easements of record and zoning ordinances and regulations.

Last Transfer: Deed Record Volume 217 Page 235-236

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Gingway Products, Inc. its successors and assigns forever.

And the said Joe L. Gingerich and Mary Ada Gingerich for themselves and their heirs, do hereby covenant with the said Gingway Products, Inc. its successors and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER;

DESCRIPTION of 43,560 square feet or 1.000 acre...being a portion of 36.54 acres in VMS 3240 shown on County Aerial Tax Map as Parcel 279 & 280 and shown on the Auditor's Tax Duplicate as Parcel # 020-27-350...said 36.54 acres belong to Elizabeth Miller as per the 40 acres described in Deed Volume 153 at Page 266...situated within the Civil Township of Darby, County of Madison, State of Ohio...fronting on Plain City-Georgesville Road...bounded and more particularly described as follows:

- As a starting reference commence with a spike in the centerline of Converse & Huff Road and in the centerline of Plain City-Georgesville Road...then with the centerline of Plain City-Georgesville Road go S 21 deg 15 min 00 sec E 405.00 feet to a railroad spike found at the northeasterly corner of a certain 2.00 acre parcel described in Volume 253 at Page 460...belonging to Gingway Products, Inc...said spike being the true point of beginning:
- Thence: With the northerly line of Gingway Products, Inc: S 68 deg 12 min 00 sec W 359.930 feet to a 3/4 inch pipe set;
- Thence: With the westerly line of said Gingway Products, Inc: S 22 deg 08 min 00 sec E 244.000 feet to a 3/4 inch pipe found;
- Thence: S 68 deg 12 min 00 sec W 60.000 feet to a 3/4 inch pipe set;
- Thence: N 21 deg 48 min 00 sec W 313.456 feet to a 3/4 inch pipe set;
- Thence: N 68 deg 12 min 00 sec E (passing a 3/4 inch pipe set at 396.220 feet) a total of 419.177 feet to a 1/2 inch pipe set in the centerline of Plain City-Georgesville Road;
- Thence: Following the centerline thereof...S 21 deg 15 min 00 sec E 69.462 feet to the true point of beginning;

Containing 1.000 acre leaving a residue of 35.54 acres according to the Auditor's Duplicate. Bearings adapted to the present Deed of Gingway Products, Inc: as recorded in Volume 253 at page 460.

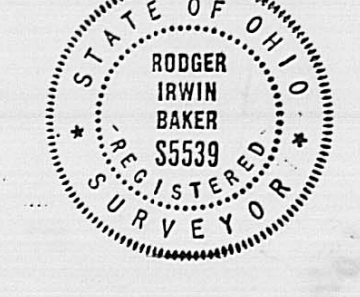
This site does not fall within a flood zone or in a floodway.

Zoned Agriculture but scheduled to be re-zoned to Manufacturing.

I certify that this plat, this description and the survey on which they are based was made in accordance with the minimum standard detail requirements jointly established and adopted by the American Land Title and The American Congress of Surveying and Mapping in 1962.

In my opinion this survey reflects the conditions found to exist at the time of making this field survey during May, 1985:

Rodger Irwin Baker
 Rodger Irwin Baker Reg: # S-05539
 395 Old State Route # 56
 London, Ohio 43140
 Tel: 614-852-0347



No. 37600 Fee \$1.00 Certificate for Transfer of Real Estate VOL. 153 PG. 266
 In the matter of Private Court, Madison County, Ohio
 THE ESTATE OF LeRoy Miller Deceased No. 12633
 Certificate for Transfer of Real Estate

To the Recorder of Madison County, Greetings:

I hereby certify that the records of this Court show that LeRoy Miller a resident of Darby Township in said County, Ohio testate on the 21st day of March, 1956, and that on the 2nd day of May, 1956, Elizabeth Miller was appointed by this Court, Executrix of the estate of said decedent; that said estate is being administered under No. 12633 and a memorandum record of said estate can be found in Administration Docket No. 6, Page 301, of the Records of the Probate Court of Madison County, Ohio.

That said decedent died seized of the following described parcels of real estate situated in your County:- Being an undivided one-half interest in the following:

Situated in the Township of Darby in the County of Madison said State of Ohio, to-wit:

Beginning at a stone in the center of the Converse and Huff Road, southeast corner to a tract of 150 (50) acres conveyed by Daniel Lloyd, administrator of the estate of James Boyd, deceased, to Andrew Cary on the 27th day of March 1880; thence with the center of said road for two consecutive lines S. 73 deg. 01' W. 514.00 poles to a stone; thence N. 68 deg. 12' W. 359.93 poles to a stone being southeast corner to a tract of 41.44 acres; thence with the east line of said tract North 139.20 poles to a stone in a line of Ann E. Boyd's land; thence with two consecutive lines of said land S. 88 deg. 40' E. 95.20 poles to a stone; thence S. 22 deg. 11' E. 36.92 poles to a stone in the north line of lands of Isaac and Ida Leonard; thence with two consecutive lines of this latter tract, S. 12 deg. 40' E. 82.48 poles to the place of beginning, containing 70.11 acres, more or less, of the above there are in J. Galloway Survey No. 5125, 9.50 acres, and in W. Dunn's Survey No. 4305, 66.64 acres.

Being an entire interest in the following:

Situated in the County of Madison in the State of Ohio, and in the Township of Darby, and bounded and described as follows:

Being part of Surveys No. 7823 and 3240. Beginning at the point of intersection of the center line of the East Pike with the center line of the Converse and Huff Road; thence with two consecutive lines along the center line of said East Pike South 21 deg. 15' East 536.6 feet and South 19 deg. 35' East 113.5 feet to a spike; thence South 68 deg. 12' West (passing over an iron pin at 25 feet) 244.0 feet to an iron pin in the easterly line of the Henry Cary land; thence with said Cary line North 21 deg. 15' West (passing over a concrete corner post at 600 feet) 705 feet to a point in the center of the Converse-Huff Road; thence with two consecutive lines along the center of said Converse-Huff Road North 72 deg. 40' East 795.4 feet to a stone, and North 68 deg. 12' East 359.93 feet to the point of beginning, containing 40.00 acres, more or less, but subject to the legal road right of way.

That the names of the devisees and the interests to whom passing, are as follows:

Names	P. O. Address	Relationship	Interest Passing
Elizabeth Miller	R. D. 3, Plain City, Ohio	Wife	Entire interest in fee simple.

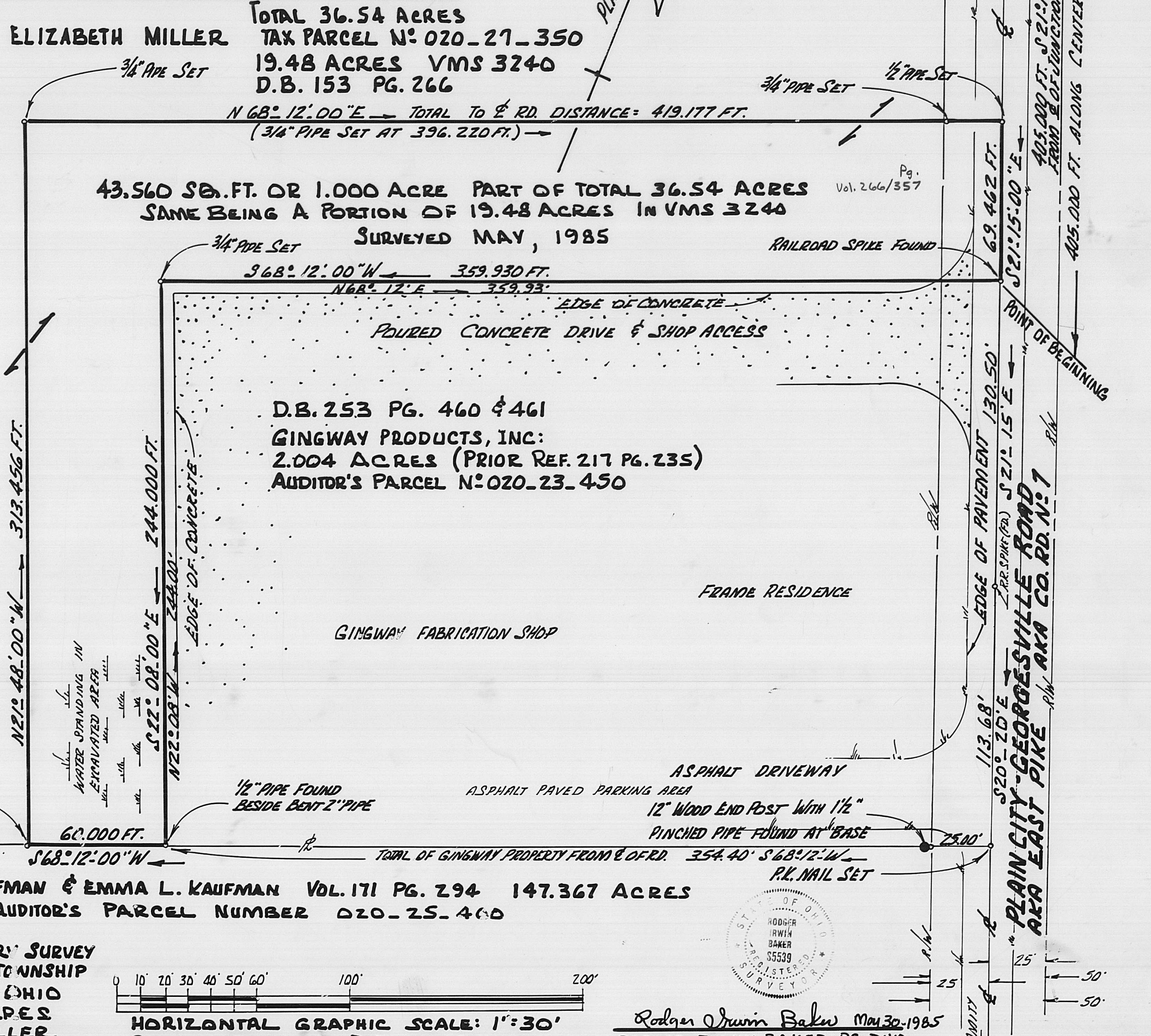
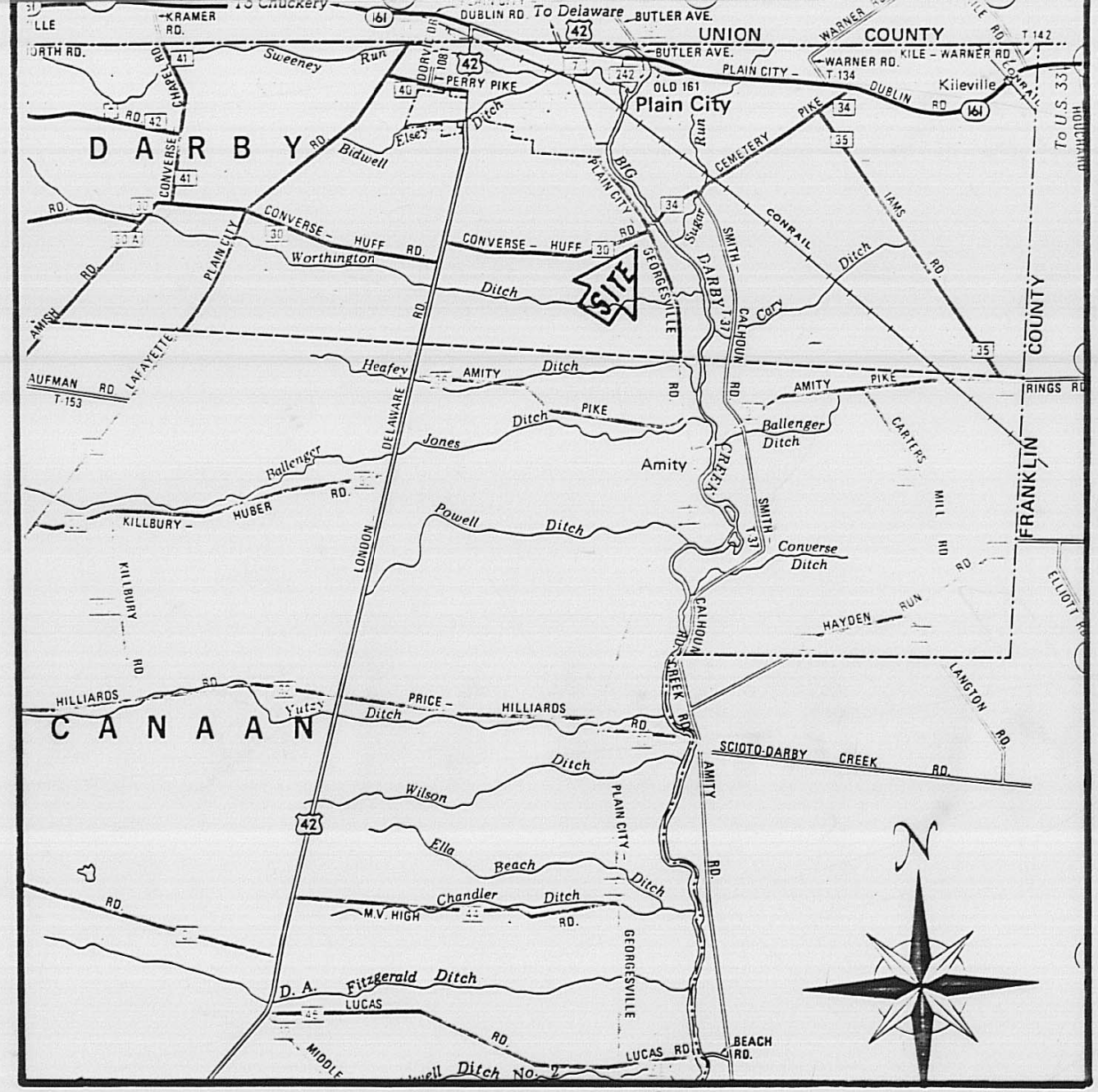
It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicate, to the names of the persons set forth, and that this certificate be recorded by the Recorder of Madison County, in the deed records of said County.

In WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 23rd day of November, 1956.

(SEAL) Joseph S. King
 Probate Judge
 Mildred Gosard
 Deputy Clerk

Transferred Nov. 24, 1956,
 Received Nov. 24, 1956, at 11:12 o'clock A.M.
 Recorded Nov. 28, 1956.

Norman J. Form
 Recorder Madison Co., Ohio



RAYMOND R. KAUFFMAN & EMMA L. KAUFFMAN VOL. 171 PG. 294 147.367 ACRES
 AUDITOR'S PARCEL NUMBER 020-25-460

TITLE: PLAT OF A PROPERTY BOUNDARY SURVEY
 1.000 ACRE VMS 3240 DARBY TOWNSHIP
 MADISON COUNTY OHIO
 BEING A PORTION OF 36.54 ACRES
 BELONGING TO ELIZABETH MILLER
 WHICH IS DESCRIBED IN TOTAL AS 40 ACRES
 RECORDED IN DEED VOL. 153 AT PG. 266

HORIZONTAL GRAPHIC SCALE: 1"=30'
 BEARINGS BASED ON D.B. 253 PG. 460
 THE CURRENT DEED FOR GINGWAY PRODUCTS, INC.

Rodger Irwin Baker May 29, 1985
 RODGER IRWIN BAKER, PS OHIO
 REGISTERED SURVEYOR No. S-05539
 395 OLD ST. RT. 56 LONDON, OHIO 43140