

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MUIRFIELD LTD., an Ohio limited partnership, the Grantor, for the consideration of One (\$1.00) Dollar and other valuable considerations, received to its full satisfaction of EDWARD R. HANNA and KATHLEEN A. HANNA, the Grantees, does give, grant, bargain, sell and convey unto the said Grantees, their heirs and assigns, the following described premises, situated in the County of Franklin, in the State of Ohio, and in the Village of Dublin:

(Being the 0.054 acre tract described in Exhibit "A" attached and shown on the plat in Exhibit "B" attached.)

Last transfer:

The purpose of this conveyance is to correct an encroachment on abutting premises known as Lot Number 157 in Muirfield Village Phase I.

To have and to hold said premises with all the privileges and appurtenances thereunto belonging to the said Grantees, their heirs and assigns forever. And the said Grantor, for itself and its successors, does hereby covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of the premises aforesaid; that the said premises are free and clear from all incumbrances whatsoever except taxes and assessments due and payable in December 1979 and thereafter, and except conditions, restrictions and easements, if any, of record; that it has good right to sell and convey the same, and that it will forever warrant and defend the same, with the appurtenances, unto the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said MUIRFIELD LTD., acting by and through the duly authorized officers, representatives or agents of Golden Bear Muirfield, Inc., an Ohio corporation, as the Managing Partner of The Muirfield Company, a general partnership and the General Partner of Muirfield Ltd., has caused this deed to be executed on its behalf by said authorized officers, representatives or agents this 25th day of October, 1979.

Signed and acknowledged in the presence of:

Carl S. Rietz
Virginia C. Kempton

MUIRFIELD LTD., an Ohio limited partnership, by THE MUIRFIELD COMPANY, its General Partner, by GOLDEN BEAR MUIRFIELD, INC., its Managing Partner

By: William E. Boggess
By: J. B. Nowak

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BEFORE ME, a Notary Public in and for said county and state, personally appeared William E. Boggess and Jerome B. Nowak, the Authorized Agent and Authorized Agent, respectively, of GOLDEN BEAR MUIRFIELD, INC., an Ohio corporation and the Managing General Partner of MUIRFIELD LTD., an Ohio limited partnership, known to me to be the persons described in and who executed the foregoing deed, who acknowledged the execution of the same, for and on behalf of said corporation and partnerships, as their voluntary act and deed for and as the act and deed of said corporation and partnerships, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 25th day of October, 1979.

Virginia C. Kempton
Notary Public,

(This instrument prepared by: Nick Siculan, Attorney at Law, 42 E. Gay St., Columbus, Ohio 43215).

VIRGINIA C. KEMPTON, NOTARY PUBLIC
State of Ohio
My Commission Expires June 15, 1982