

### GENERAL WARRANTY DEED

Rebecca S. Hand fka Rebecca S. Richards, Married, for valuable consideration paid, grant, with general warranty covenants to NovaStar Mortgage, Inc., whose tax mailing address is

8140 Ward Parkway, Suite 200  
Kansas City, MO 64114,

the real property described below upon the following condition:

**CONDITION AGAINST MERGER:** acceptance of this deed by the grantee shall not cancel the existing mortgage from the Grantor to the Grantee, nor shall acceptance result in a merger of the Grantee's mortgage lien into the fee simple conveyed hereby. The existing mortgage from the Grantor to the Grantee shall be cancelled only by a separate written instrument executed and recorded in accordance with the law.

Situated in the State of Ohio, County of Mercer, and City of Celina, as more fully described in Exhibit A, attached hereto and incorporated herein.

Tax district number and parcel number: 27-180900.0000

Tax map # 08-01-302-012

Street address of property: 1101 Sunset Drive, Celina, OH 45822

Prior instrument reference: Volume 106, Page 322 of the Official Records of Mercer County, Ohio

Richard Hand, spouse of the grantor, releases all rights of dower therein.

Subject to all conditions, restrictions, covenants and easements of record and taxes.

Signed this 31st day of May, 2006.

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUN 15 2006

Rebecca S. Hand  
Rebecca S. Hand fka Rebecca S. Richards

Richard Hand  
Richard Hand  
MERCER COUNTY  
TAX MAP DEPARTMENT

STATE OF OHIO  
COUNTY OF MERCER

The foregoing instrument was acknowledged before me this 31st day of May, 2006, by Rebecca S. Hand fka Rebecca S. Richards and Richard Hand.

My Commission Expires:

JOANNE JENKINS

Notary Public - State of Ohio

My Commission Expires Feb. 7, 2010

Joanne Jenkins  
Notary Public

After recording, return to: Kevin L. Williams, 495 S. High Street, Suite 300, Columbus, OH 43215-5689.

This instrument prepared by: Kevin L. Williams, Esq., 495 S. High Street, Suite 300, Columbus, OH 43215-5689.

**TRANSFERRED**

JUN 15 2006

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY OHIO

Exemption paragraph, conveyance fee E(B)  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.  
278 6-15-06  
Deputy Aud. Date

**EXHIBIT A**

Situated in the Township of Jefferson, County of Mercer, and State of Ohio, to-wit:

Being Lot Number One in Sunny-Meade Addition to the City of Celina, Ohio, subject to easements and restrictions of record as the same is recorded in Plat Book 5, Page 8 of the Mercer County, Ohio, Plat Records.