

WARRANTY DEED
WITH DOWER

From

Ferdinand J. Braun

et ux

To

Paul C. Weigel et ux

221 S. Oak Street
Coldwater, Ohio.

TRANSFERRED

AUG 8 1956

JUSTUS A. GILBERG
COUNTY AUDITOR
MERCER COUNTY, OHIO

Received for Record on the 8 day

of August, 1956

at 2:44 o'clock P. M.

Recorded August 17, 1956

In Deed Book No.

Page

Bertrude M. Braun
County Recorder.

Fees 1.45

Heer Ptg. Co., Col., O.

WARRANTY DEED
WITH DOWER

KNOW ALL MEN BY THESE PRESENTS: That Ferdinand J. Braun and
Monna Braun, husband and wife, Grantors

in consideration of

ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

to them paid by Paul C. Weigel and Wanda Lou Weigel,
husband and wife, Grantees, Oak St., Coldwater, Ohio

the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and
CONVEY to the said Paul C. Weigel and Wanda Lou Weigel,
husband and wife, Grantees, their

heirs and assigns forever, the

following described REAL ESTATE situated in the Village of
Coldwater, County of Mercer and State of Ohio,

and bounded and described as follows:

Being Lot Number Six Hundred Seventy-four (674) in Oppenheim
First Addition, as shown on the recorded plat of said village, subject
to easements and restrictions of record in Plat Book 5, page 7, Recorder's
Office, Mercer County, Ohio.

(Grantors acquired title to said premises by deed recorded in Vol.
183, page 183, Deed Records, Mercer County, Ohio.)

As part of the consideration, Grantees hereby assume and agree to
pay all taxes and assessments on the above described premises due and
payable in December, 1956, and thereafter; Grantors to pay the June,
1956, installment of taxes and assessments.



and all the ESTATE, TITLE and INTEREST of the said Grantors

either in Law or in Equity, of, in and to
the said premises; Together with all the privileges and appurtenances to the same belonging; and
all the rents, issues and profits thereof; To Have and to Hold the same to the only proper use of
the said Grantees, their

heirs and assigns forever.

AND the said Grantors

for themselves and for their heirs, executors and administrators,
do hereby Covenant, with the said Grantees, their

heirs and assigns, that they are the true and lawful owner^s
of the said premises, and have full power to convey the same; and that the title so conveyed is
CLEAR, FREE and UNINCUMBERED; and further that they will WARRANT
and DEFEND the same against all claim or claims of all persons whomsoever.

IN WITNESS WHEREOF, The said Ferdinand J. Braun and Monna Braun,
husband and wife, who

hereby release their right and expectancy of DOWER in the said premises, ha^{ve} hereunto
set their hands and seal^s this 7th day of August
in the year of our Lord one thousand nine hundred and fifty-six (1956)

Signed, Sealed and Acknowledged in
Presence of

Earl L. Dull Earl L. Dull
Helen I. Uhlenhake Helen I. Uhlenhake

Ferdinand J. Braun (Seal)
Ferdinand J. Braun (Seal)
Monna Braun (Seal)
Monna Braun (Seal)

THE STATE OF OHIO.

Mercer County, ss.

BE IT REMEMBERED, That on the 7th day of
August

one thousand nine hundred and fifty-six (1956), before me, the subscriber,
a Notary Public

in and for said County, personally came
Ferdinand J. Braun and Monna Braun, husband and wife,

the Grantor^s in the foregoing Deed, and acknowledged the

giving and reading thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my

Notarial

seal on the day and year aforesaid.

EARL L. DULL, Notary Public
State of Ohio
My commission expires June 23, 1958

Earl L. Dull
Notary Public,
State of Ohio.

(This instrument prepared by Earl L. Dull, Attorney at Law.)