

Do Not Publish
34012

WARRANTY DEED
WITH DOWER

From
Katherine Kessens, Lena Kessens and
Mary Kessens, all unmarried,
To
Edward R. Severt and Anna Marie
Severt, husband and wife,
624 West Walnut St., Coldwater, Ohio

TRANSFERRED

JAN 7 - 1953
JUSTUS A. GILBERG
COUNTY AUDITOR
MERCER COUNTY

Received for Record on the 7 day
of January, 1958
at 2:55 o'clock P.M.
Recorded January 9, 1958
In Deed Book No.

Page
County Recorder.
Fees

Heer Ptg. Co., Col., O.

WARRANTY DEED
WITH DOWER

KNOW ALL MEN BY THESE PRESENTS: That Katherine Kessens, Lena Kessens and
Mary Kessens, all unmarried,

in consideration of
ONE DOLLAR (\$1.00) and other valuable considerations

to them paid by Edward R. Severt and Anna Marie Severt, husband and
wife, 624 West Walnut Street, Coldwater, Ohio,

the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and
CONVEY to the said Edward R. Severt and Anna Marie Severt, 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 Three Hundred Ninety-five (395) in Birkmeyer Heights Addition to
the incorporated village of Coldwater, Ohio, as the same is numbered and delineated
upon the recorded plat of said addition on record in the County Recorder's Office
of Mercer County, State of Ohio.

The last conveyances appear in Deed Record 166, Page 523, and Deed Record 170, Page
445, Recorder's Office, Mercer County, Ohio.

The Grantees agree to pay all taxes and/or assessments on said premises.



and all the ESTATE, TITLE and INTEREST of the said Katherine Kessens, Lena Kessens
and Mary Kessens,

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 Edward R. Severt and Anna Marie Severt, their
heirs and assigns forever.

AND the said Katherine Kessens, Lena Kessens and Mary Kessens

for themselves and for their heirs, executors and administrators,
do hereby Covenant, with the said Edward R. Severt and Anna Marie Severt, their

heirs and assigns, that they are the true and lawful owners
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 Katherine Kessens, Lena Kessens and Mary
Kessens, all unmarried,

have by release right and expectancy of DEED in the said premises, have hereunto
set their hands and seals this 6th day of January
in the year of our Lord one thousand nine hundred and fifty-eight (1958).

Signed, Sealed and Acknowledged in
Presence of
Elizabeth B. Jacobs
Walter R. Bernard
Katherine Kessens (Seal)
Lena Kessens (Seal)
Mary Kessens (Seal)

THE STATE OF OHIO, BE IT REMEMBERED, That on the 6th day of
Mercer County, ss. January in the year of our Lord
one thousand nine hundred and fifty-eight (1958), before me, the subscriber,
a Notary Public in and for said County, personally came
Katherine Kessens, Lena Kessens and Mary Kessens, all unmarried,
the Grantors in the foregoing Deed, and acknowledged the
signing and sealing 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.
WALTER R. BERNARD
Notary Public for State of Ohio
My Commission Expires October 21, 1959.
Walter R. Bernard
Notary Public for the State of Ohio