

6358

Warranty Deed

CORPORATION

COLDWATER LOT DEVELOPMENT
COMPANY

OF
COLDWATER, OHIO

TO

Mae

DONALD J. HIERHOLZER AND
FAYE HIERHOLZER *203 E. Main*
805 WEST VINE *Coldwater, Ohio*
COLDWATER, OHIO

TRANSFERRED

JUN 8 X 1963

TOM TIMMERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO
STATE OF OHIO

COUNTY OF *Mercer* SS

RECEIVED FOR RECORD ON THE

8 day of *June* 19*63*

at *9:38* o'clock *A.M.*

and RECORDED *June 13* 19*63* in

DEED Book _____ PAGE *VII*

Hester M. C. Carter
COUNTY RECORDER

RECORDERS FEE \$ *2.00*

339

Form 683—OHIO WARRANTY DEED—From a Corporation

TUTBLANK REGISTERED U.S. PAT. OFFICE
Tuttle Law Print. Publishers, Rutland, Vt.

Know All Men By These Presents,

That, THE COLDWATER LOT DEVELOPMENT COMPANY

a Corporation incorporated under the laws of the State of OHIO
ONE DOLLAR (\$1.00) and other valuable considerations received to its full satisfaction of

DONALD J. AND FAYE HIERHOLZER

the Grantee, does Give, Grant, Bargain, Sell and Convey unto the said Grantee, their heirs and assigns, the following described premises, situated in the Village of Coldwater, County of Mercer and State of Ohio:

Being Lot Eight Hundred Five (805) in Selhorst Seventh Addition to the Incorporated Village of Coldwater, Ohio as shown on the recorded plat.

The last previous conveyance of said real estate is shown in Deed Record 201, Page 55, Recorder's Office, Mercer County, Ohio.

As a part of the consideration for this conveyance, and in consideration of the incorporation of like covenants, in any and all conveyances of other lots in said addition, the grantees herein for themselves and their heirs, executors, administrators and assigns, hereby covenant and agree to and with the said grantor, its successors and assigns, for the use and benefit of said grantor, its successors and assigns, and of every other person who shall or may become the owner of or may have title derived immediately or remotely from, through or under said grantor, its successors and assigns, to any lot or parcel of land situated in said addition, to conform to all the provisions conditions, restriction and easements as shown and recited on the plat of said Selhorst Seventh Addition, filed for record on the 3rd day of January, 1963 and recorded in Plat Book 9, Page 8, Records Office, Mercer County, Ohio, and also to conform to all the provisions, conditions, restrictions, and easements as shown and recited in the "Covenants and Restrictions Applying to Selhorst Seventh Addition", Coldwater, Ohio, recorded in Volume 3, Page 499, of the Miscellaneous Record in the Office of the Mercer County Recorder.

Easements for utilities are reserved as shown on the plat. The easements are described and recorded in Volume No. 203 on Page 377, on the Right of Way Records, in the office of the Mercer County Recorder.



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be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, heirs and assigns forever. Subject, however, to all zoning restrictions, and to the conditions herein contained.

And the said Grantor, does for itself and its successors and assigns, covenant with said Grantee their heirs and assigns, that at and until the ensembling of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and has good right to bargain and sell the same in manner and form as above written, and that the same are free and clear from all incumbrances whatsoever.

and that it will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee their heirs and assigns, forever, against all lawful claims and demands whatsoever.

In Witness Whereof, said corporation sets its hand and corporate seal, by its

President

its Secretary

29th day of March A. D. 1963

day of March

this

COLDWATER LOT DEVELOPMENT COMPANY

Signed and acknowledged in presence of:

By

Anthony H. Link

James Steinbrunner

C. Z. Hess, President

A. J. Gebele, Secretary

The State of Ohio, }
MERCER County,

ss.

Before me, a notary public, in and for said County, personally appeared the above named COLDWATER LOT DEVELOPMENT COMPANY

by C. Z. Hess
and A. J. Gebele

its President
its Secretary

who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

In Testimony Whereof, I have hereunto set my hand and official seal, at Coldwater this 29th day of March A. D. 1963

Anthony H. Link

Notary Public

ANTHONY H. LINK
Notary Public
My Comm. Expires 7 Sept 1964

This instrument prepared by the Coldwater Lot Development Company per A. J. Gebele, Secy.