

10749
WARRANTY DEED
WITH DOWER

217-160
From
Walter Stammen and Margaret
Stammen, his wife,
To
Herbert J. & Madeline R.
Forsthoefel, husband & wife,

TRANSFERRED

DEC 21 1964
TOM TIMMERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

Received for Record on the 21 day
of December, 1964
at 1:18 o'clock P. M.
Recorded January 5, 1965
In Deed Book No.

Page
Gertrude McLain
County Recorder.
Fees \$2.00
Heer Ptg. Co., Coils., O.

Heer Ptg. Co., Coils., O. (W.H.A. Form)

Form 20178-A

WARRANTY DEED
WITH DOWER

KNOW ALL MEN BY THESE PRESENTS: That Walter Stammen, a
married man,

in consideration of
One Dollar and other valuable consideration

to him paid by Herbert J. Forsthoefel and
Madeline R. Forsthoefel, Coldwater, Ohio

the receipt whereof is hereby acknowledged, do es hereby GRANT, BARGAIN, SELL and
CONVEY to the said Herbert J. Forsthoefel and Madeline R.
Forsthoefel, husband and wife,

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 No. Eight Hundred and Fifty-seven (857) in Restful
Acres Second Addition, as shown on the recorded plat Book
9, Page 16, Recorder's Office, Mercer County, Ohio.

Said Conveyance is subject to all the restrictions, provisions
and conditions shown on the public record in the Recorder's
Office, Mercer County, Ohio, which are incorporated herein
by reference, the same as if fully rewritten herein.

Grantor obtained title to the premises herein conveyed by a
certain Deed as recorded in Volume 214, Page 637, Deed
Records of Mercer County, Ohio.

Grantor to pay the December, 1964, installment of taxes and
assessments; Grantees assume and agree to pay all taxes and
assessments thereafter beginning with the June, 1965, install-
ment.



and all the ESTATE, TITLE and INTEREST of the said
Walter Stammen

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 Herbert J. Forsthoefel and Madeline R. Forsthoefel,

husband and wife, their
heirs and assigns forever.

for himself and for his heirs, executors and administrators, do es hereby Covenant, with the said Herbert J. Forsthoefel and Madeline R. Forsthoefel, husband and wife, their heirs and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is CLEAR, FREE and UNINCUMBERED; and further that he will WARRANT and DEFEND the same against all claim or claims of all persons whomsoever.

IN WITNESS WHEREOF, The said Walter Stammen and Margaret Stammen, his wife, who hereby release s her right and expectancy of DOWER in the said premises, have hereunto set their hands and seal this 16th day of December in the year of our Lord one thousand nine hundred and sixty-four (1964).

Signed, Sealed and Acknowledged in Presence of
Walter Stammen (Seal)
Margaret Stammen (Seal)
Thomas Homan (Seal)

THE STATE OF OHIO, BE IT REMEMBERED, That on the 16th day of Mercer County, ss. December in the year of our Lord one thousand nine hundred and sixty-four, before me, the subscriber, a Notary Public, in and for said County, personally came Walter Stammen and Margaret Stammen, his wife, 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.
Thomas Homan
Notary Public, Mercer County, Ohio
My Commission Expires July 3, 1967

Prepared by Hinders & Klosterman, Attorneys.