

757 Warranty Deed

CORPORATION

THE COLDWATER LOT DEVELOPMENT
COMPANY

OF
COLDWATER, OHIO

TO
JAMES W. SOWAR AND
MARY C. SOWAR (HIS WIFE)
306 PARKVIEW DRIVE, NORTH
COLDWATER, OHIO

TRANSFERRED 19

APR 7 1965

COUNTY AUDITOR

DOM TIMMERMAN

COUNTY AUDITOR

MERCER COUNTY, OHIO

COUNTY OF Mercer SS

RECEIVED FOR RECORD ON THE

2 day of Apr. 1965

at 11:33 o'clock A.M.

and RECORDED April 14 1965 in

DEED BOOK PAGE

Volume 218 Page 189

COUNTY RECORD

RECORDERS FEE \$ 2.50

Form 633—OHIO WARRANTY DEED—From a Corporation

TUTTLE BLANK 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 the Grantor, for the consideration of
ONE DOLLAR (\$1.00) and other good valuable considerations
received to its full satisfaction of
JAMES W. SOWAR AND MARY C. SOWAR (HIS WIFE)

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 Number Nine Hundred One (901) and 15 feet of uniform
width off of the west side of Lot Number Nine Hundred Two (902) in
Selhorst Eighth Addition to the Incorporated Village of Coldwater,
Ohio as shown on the recorded plat of said village.

The last previous conveyance of said real estate is shown in
Deed Record 213, Page 168, 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, any lot
or parcel of land situated in said addition, to conform to all the
provisions conditions, restrictions and easements as shown and recited
on the plat of said Selhorst Eighth Addition, filed for record on the
1st day of December, 1964 and recorded in Plat Book 9, Page 19,
Recorder's Office, Mercer County, Ohio.

Also subject to a five feet (5') pole line easement off of
the west side of said lot as recorded in the Easement and Rightways
Records in Volume 219, Page 37, in the office of the Mercer County
Recorder.



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, their heirs and assigns forever. Subject, however, to all zoning restrictions and to 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 enrolling 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. 1965.

COLDWATER LOT DEVELOPMENT COMPANY

Signed and acknowledged in presence of:

By C. Z. Hess, President
A. J. Gebele, Secretary

The State of Ohio, } ss. Before me, a notary public, in and for said
MERCER County, } County, personally appeared the above named
by C. Z. Hess its President
and A. J. Gebele 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. 19 65.

Anthony H. Link Notary Public
ANTHONY H. LINK
Notary Public
My Comm. Expires Sept. 6, 1969

This instrument prepared by the Coldwater Lot Development Company per A. J. Gebele, Sec'y.