

6164
Warranty Deed

Walter R. Dorsten, et ux'

TO -

James Byron Lehman, et ux

Transferred TRANSFERRED

FEB - 1 1971

TOM TIMMERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

VOL 242 PAGE 429

PRESENTED FOR RECORD

On the 2 day of Feb 1971

at 10:39 o'clock A.M.

recorded February 9 1971

in Mercer Co., Ohio, Record of

Deed

Charles H. Post

RECORDER - MERCER CO., OHIO

Fee 3 00

GOUBEUX & GOUBEUX
100 WASHINGTON AVE.
GREENVILLE, OHIO 45331

FORM 602—OHIO WARRANTY DEED



TUTTLANX, REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT. 05701

Know all Men by these Presents

That Walter R. Dorsten and Carol Ann Dorsten, husband and wife,

of the Village of North Star, County of Darke
and State of Ohio Grantors, in consideration of the sum of
One Dollar and other good and valuable considerations
to them paid by James Byron Lehman and Connie C. Lehman, husband and
wife, West Butler St., Coldwater, Ohio 45828

of the Village of Coldwater, County of Mercer
and State of Ohio Grantee s, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said Grantee s
James Byron Lehman and Connie C. Lehman

following Real Estate situated in the County of Mercer
in the State of Ohio and in the Village of
Coldwater and bounded and described as follows:

Being Lot No. 954 in Selhorst Ninth Addition, as shown on the Recorded Plat of
said Addition in Plat Book 9, Page 35, Recorder's Office, Mercer County, Ohio.

As a part of the consideration for this conveyance, and in consideration of the in-
corporation of like covenants, in any and all conveyances of other lots in said
Addition, the grantees herein for themselves and their heirs, executors, adminis-
trators and assigns, hereby covenant and agree to and with the said grantor, their heirs,
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 grantors, their heirs, successors and assigns, to 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 Ninth Addition,
recorded in Plat Book 9, Page 35, Recorder's 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 Ninth
Addition", Coldwater, Ohio, recorded in Volume 4, Page 349, of the Miscellaneous
Record in the Office of the Mercer County Recorder.

The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319.202. Tom Timmerman, Mercer County
Auditor.

MZ
Deputy Aud.

2-1-71
Date

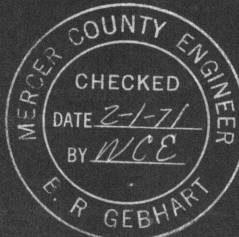
Last Transfer: Deed Record Volume 234, Page 257

To have and to hold said premises, with all the privileges and appurtenances
thereunto belonging, to the said Grantee s, James Byron Lehman and Connie C.
Lehman

And the said Grantor s, Walter R. Dorsten and Carol Ann Dorsten
their heirs and assigns forever.

do hereby covenant with the said Grantee s, James Byron Lehman and Connie
C. Lehman for themselves and their heirs,

their heirs and assigns, that they are lawfully seized of the premises
aforesaid, that the said premises are Free and Clear from all Incumbrances whatsoever



242 430
and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee s, James Byron Lehman and Connie C. Lehman their heirs and assigns against the lawful claims of all persons whomsoever

In Witness Whereof the said Grantor s, Walter R. Dorsten and Carol AnnDorsten

who hereby release their right sof dower in the premises, have hereunto set their hand s, this 5th day of Janury in the year of our Lord one thousand nine hundred and Seventy-one (19 71)

Signed and acknowledged in presence of

James J. Goubeaux
James J. Goubeaux
Garnet Emrick
Garnet Emrick

Walter R. Dorsten
Walter R. Dorsten
Carol Ann Dorsten
Carol Ann Dorsten

The State of OHIO DARKE County ss.

Be it Remembered That on this 5th day of January, A.D. 19 71, before me, the subscriber, a Notary Public in and for said county, personally came the above named

Walter R. Dorsten and Carol AnnDorsten

in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

James J. Goubeaux

JAMES J. GOUBEAUX
NOTARY PUBLIC - STATE OF OHIO
MY COMM. IS INDEFINITE
R.C. 147.01

This instrument prepared by James J. Goubeaux, Lawyer, Greenville, Ohio