



Know all Men by these Presents

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That DONALD E. POST and MARY ANN POST, husband and wife,

of Mercer County, Ohio,
in consideration of One Dollar and other valuable consideration,

to them in hand paid by WILLARD E. FROELICH and MARILYN J. FROELICH, husband and wife,
whose address is 804 Butler Street, Coldwater, Ohio 45828,
do hereby Grant, Bargain, Sell and Convey
to the said WILLARD E. FROELICH and MARILYN J. FROELICH,

their heirs and
assigns forever, the following described Real Estate, situate in the Village
of Coldwater in the County of Mercer
and State of Ohio.

Being the east one-half of Lot Number Nine Hundred Fifty-three (953)
in Selhorst Ninth Addition to the Village of Coldwater, Ohio, as
shown on the recorded plat of said Addition in Plat Book 9, Page
35, Recorder's Office of Mercer County, Ohio. Said Lot is subject
to all provisions, conditions, restrictions and easements of said
Addition and as recited in Volume 4, Page 349, of the Miscellaneous
Records of Mercer County, Ohio, and is also subject to the zoning
regulations of the Village of Coldwater, Ohio.

Conveyance Fee 2.50
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
5317.17, Tom Timmerman, Mercer County
Auditor.

6-3-74
Deputy Aud.

Date

APPROVED
MERCER COUNTY TAX MAP DEPT.

Date 6-3-74

By M. B.

Grantors to pay the June 1974 installment of taxes and assess-
ments; Grantees herein assume and agree to pay all installments
of taxes and assessments due and payable thereafter, beginning
with the January 1975 installment.

Last Transfer: Deed Record Volume 248 , Page 520, Deed Records of
Mercer County, Ohio.

and all the Estate, Right, Title and Interest of the said grantors in and to said premises;
To have and to hold the same, with all the privileges and appurtenances thereunto
belonging, to said grantee s, their heirs and assigns forever.
And the said

DONALD E. POST and MARY ANN POST,

do hereby Covenant and Warranty that the title so conveyed is Clear, Free and
Unincumbered, and that they will defend the same against all lawful claims of
all persons whomsoever.

In Witness Whereof, the said

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DONALD E. POST

and MARY ANN POST, who
hereby release their right and expectancy of dower in said premises, have
hereunto set their hands, this 31st day of May
in the year A. D. nineteen hundred and seventy-four.
Signed and acknowledged in presence of us:

Helen Homan

Witness

Donald E. Post

Donald E. Post

Thomas Homan

Witness

Mary Ann Post

Mary Ann Post

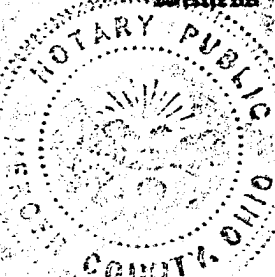
State of Ohio,

MERCER

County, ss.

On this 31st day of May A. D. 1974, before me, a Notary Public
in and for said County, personally came

DONALD E. POST and MARY ANN POST, husband and wife,
the grantors in the foregoing deed, and
acknowledged the signing thereof to be their voluntary act and deed.
Witness my official signature and seal on the day last above mentioned.



Thomas Homan

Notary Public Mercer County Ohio
My commission expires July 5, 1977

This instrument prepared by Hirschfeld & Klosterman, Atty's., Celina, Ohio

7344
Warrenty Feed

Donald E. Post and
Mary Ann Post, H&W

mail TO

Willard E. Froelich and
Marilyn J. Froelich, H&W
804 Butler Street
Coldwater, Ohio 45828

TRANSFERRED

19

JUN 3 1974

TOM TIMMERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 3 day of June 19 74
at 10:47 o'clock A. M.
recorded June 4 19 74
in Mercer Co., Ohio, Record of
Vol. 256 pg. 98-9
Clarence H. H. Ad.

RECORDER - MERCER CO., OHIO
Fee \$3.00

HIRSCHFELD AND KLOSTERMAN
ATTORNEYS AND COUNSELORS AT LAW
CELINA, OHIO 45822