



Know all Men by these Presents

VOL 261 PAGE 27

That Robert U. Klingshirn and Marjorie A. Klingshirn, husband and wife,

of Mercer County, Ohio,
in consideration of One Dollar and Other Valuable Considerations-----

to them in hand paid by James M. Large and Patricia A. Large

whose address is 614 West Walnut Street, Coldwater, Ohio 45828

do hereby Grant, Bargain, Sell and Convey
to the said James M. Large and Patricia A. Large, 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, to-wit:

Being Lot Number Three Hundred Ninety-seven (397) in Birkmeyer Heights Addition to the Village of Coldwater, Ohio, as the same is found on the recorded plat of said Village, subject to all conditions, restrictions and easements of record and the zoning regulations of the Village of Coldwater, Ohio.

Grantors herein assume and agree to pay the December, 1975 installment of taxes and assessments hereon and Grantees all taxes and assessments thereafter

~~conveyance~~ conveyance Fee 26.50
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319.202. Tom Timmerman, Mercer County
Auditor.

LAK
Deputy Aud.

11-18-75
Date

APPROVED
MERCER COUNTY TAX MAP DEPT.

Date 11-18-75

By McB-

Last Transfer: Deed Record Volume 204 , Page 264.

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 Robert U. Klingshirn and Marjorie A. Klingshirn

do hereby Covenant and Warrant 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, except for taxes and assessments beginning with
the June, 1976 installment hereon and thereafter.

In Witness Whereof, the said Robert U. Klingshirn

and Marjorie A. Klingshirn, who hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 11th day of November in the year A. D. nineteen hundred and Seventy-five (1975).
Signed and acknowledged in presence of us:

Wileen Homan

Robert U. Klingshirn
Robert U. Klingshirn

Thomas Homan

Marjorie A. Klingshirn
Marjorie A. Klingshirn

State of Ohio,

Mercer

County, ss.

On this 11th day of November A. D. 1975, before me, a Notary Public in and for said County, personally came Robert U. Klingshirn and Marjorie A. Klingshirn, 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, in and for
Mercer County, Ohio.
My Commission Expires July 5, 1977

This instrument prepared by PURDY, SACHER & HOGAN, ATTYS, CELINA, OHIO.

1030
Merrill Field

Robert U. Klingshirn and
Marjorie A. Klingshirn, husband
and wife,

TO

James M. Large and Patricia
A. Large, 614 West Walnut
Street, Coldwater, Ohio
45828.

TRANSFERRED 19

NOV 18 1975

COUNTY AUDITOR
TOM TIMM
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 18 day of Nov. 1975
at 2:27 o'clock P. M.
Recorded Nov. 25 1975

at Mercer Co., Ohio, Record of
Deeds
Vol. 261, p. 27-8
Clarence H. Post

RECORDED & INDEXED
Fees \$3.00

LAW OFFICES
PURDY, SACHER & HOGAN
NATIONAL BANK BUILDING
CELINA, OHIO 45822