



Know all Men by these Presents

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That Lawrence J. Monnin and Vickie L. Monnin, husband and wife,

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

to them in hand paid by Richard I. Kraft and Virginia Kraft

whose address is 702 Eden Avenue, Coldwater, Ohio 45828

do hereby Grant, Bargain, Sell and Convey
to the said Richard I. Kraft and Virginia Kraft, 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 One Thousand Ninety-six (1096) in Restful Acres, Inc.
8th Addition to the Village of Coldwater, Ohio, as shown on the re-
corded plat of said Addition in Plat Book 11, Page 11, Recorder's
Office, Mercer County, Ohio.

Said conveyance is subject to all the restrictions, conditions and pro-
visions shown on said plat and also in Miscellaneous Volume 5, Page
881, all in the Recorder's Office, Mercer County, Ohio, which are
incorporated herein by reference, the same as if fully rewritten
herein, and subject to zoning restrictions of the Village of Coldwater,
Ohio.

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Grantors herein assume and agree to pay the June, 1976 installment of taxes and assessments hereon and Grantees all taxes and assessments thereafter.

conveyance fee 23.50
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
59.202. Tom Timmerman, Mercer County
Auditor.

LAK 2-18-76
Deputy Aud. Date

APPROVED
MERCER COUNTY TAX MAP DEPT.

Date 2-19-76
By WCE

Last Transfer: Deed Record Volume 260 , Page 616.

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 Lawrence J. Monnin and Vickie L. Monnin

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 December, 1976 installment hereon and thereafter.

301 809

In Witness Whereof, the said Lawrence J. Monnin

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and Vickie L. Monnin, who hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 16th day of February in the year A. D. nineteen hundred and Seventy-six (1976).
Signed and acknowledged in presence of us:

Thomas Homan

Lawrence J. Monnin
Lawrence J. Monnin

Vickie L. Monnin

Vickie L. Monnin
Vickie L. Monnin

State of Ohio,

Mercer

County, ss.

On this 16th day of February A. D. 1976, before me, a Notary Public in and for said County, personally came Lawrence J. Monnin and Vickie L. Monnin, 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.

1769
Mentally Affected

Lawrence J. Monnin and Vickie L. Monnin, husband and wife,

TO

Richard I. Kraft and Virginia Kraft, 702 Eden Avenue, Coldwater, Ohio 45828.

Mail Tom Homan - Coldwater

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TRANSFERRED

COUNTY AUDITOR

FEB 18 1976

TOM TIMMERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD

On the 18 day of Feb 19 76
at 10:29 o'clock A.M.
recorded Feb 24 19 76

in Mercer Co. Ohio, Record of

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Clarke H. Post

RECORDER - MERCER CO., OHIO

Lee B. Post

LAW OFFICES

PURDY, SACHER & HOGAN

NATIONAL BANK BUILDING

CELINA, OHIO 45822