



# Know All Men By These Presents,

VOL 272 PAGE 185

**That,** John H. Warwick and Deborah A. Warwick, husband and wife,

*, the Grantors ,  
for the consideration of One (\$1.00) Dollar and other good and valuable  
considerations received to their full satisfaction of*

Charles D. Bretz II and Margaret Ann Bretz  
P. O. Box  
Ft. Recovery, Ohio 45846

**Give, Grant, Bargain, Sell and Convey** *, the Grantees, do  
unto the said Grantees, their  
heirs and assigns, the following described premises, situated in the Village of  
Ft. Recovery, County of Mercer and State of Ohio:*

Being the East one-half (1/2) of Lots Numbered  
Twenty-three (23) and Twenty-four (24) of Krenning's  
Addition to the Village of Ft. Recovery, Ohio,  
Gibson Township side.

Last transfer of record appears in Volume 264, Page  
866 of the Mercer County, Ohio, Deed Records.

Grantors to pay the June, 1978 installment of real  
estate taxes and assessments, Grantees assume and  
agree to pay the December, 1978 installment of real  
estate taxes and assessments and all taxes and assess-  
ments due and payable thereafter.

**APPROVED  
MERCER COUNTY TAX MAP DEPT.**

Date 5-9-78  
By M. B.

~~Exemption paragraph, conveyance Fee 30.00~~  
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.

5/9/78  
Date

*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 thereof, unto the said Grantees, their heirs and assigns forever.

And , John H. Warwick and Deborah A. Warwick the said Grantors, do for themselves and their heirs, executors and administrators, covenant with the said Grantee, their heirs and assigns, that at and until the ensembling of these presents, that they are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever

and that they will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration

John H. Warwick and Deborah A. Warwick, husband and wife, do hereby remise, release and forever quit-claim unto the said Grantee, their heirs and assigns, all their right and expectancy of ~~Power~~ in the above described premises.

**In Witness Whereof,** we have hereunto set our hands, the 3rd day of May, in the year of our Lord one thousand nine hundred and seventy-eight.

Signed and acknowledged in presence of

Edward A. Kaiser  
Deborah M. Kaiser

John H. Warwick  
John H. Warwick  
Deborah A. Warwick  
Deborah A. Warwick

**State of Ohio,** } ss. Before me, a notary public  
Mercer County, } in and for said County and State, personally appeared  
the above named

John H. Warwick and Deborah A. Warwick, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

**In Testimony Whereof** I have hereunto set my hand and official seal, at Ft. Recovery, Ohio, this 3rd day of May, A.D. 1978.

EDWARD A. KAISER, Notary Public  
in and for Mercer & Darke Counties, Ohio  
My Commission Expires Nov. 3, 1981

Edward A. Kaiser  
Notary Public

This instrument prepared by Meikle & Tesno, Attorneys, Celina, Ohio

**Warranty Deed**  
1182

John H. Warwick  
and  
Deborah A. Warwick  
TO  
Charles D. Bretz II  
and  
Margaret Ann Bretz  
P. O. Box  
Ft. Recovery, Ohio 45846

Transferred  
**TRANSFERRED**  
9

MAY 9 1978  
COUNTY AUDITOR  
TOM THIMMELMAN  
STATE OF OHIO  
CLERK OF THE COURT  
MERCER COUNTY, OHIO  
COUNTY OF Mercer ss

RECEIVED FOR RECORD ON THE  
9 day of May 1978  
at 1:31 6 clock P. M.  
and RECORDED May 16 1978 in  
DEED BOOK 272 PAGE 185-6  
Edward A. Kaiser  
COUNTY RECORDER  
RECORDERS FEE \$ 5.00

MEIKLE & TESNO, ATTORNEYS  
CORNER MAIN & MARKET STS.  
ROEMER BLDG., P. O. BOX 485  
CELINA, OHIO 45822