

Deed of Executor or Administrator with Will Annexed

(Under Authority of Will)

VOL 274 PAGE 699

Know All Men by these Presents:

That Whereas, on the twelfth *day of* May *19* 78 *, the last*
Will and Testament of Mildred F. Sowar *deceased,*
was admitted to Probate and record in the Common Pleas Court, Probate Division
of Mercer *County, Ohio, and on the* twelfth *day of* May
19 78 *, James W. Sowar and John G. Sowar* *ere*
duly appointed and qualified as Co-Executors *of said*
decendent by said Court, and *are now the lawful* Co-Executors
of the estate of said testatrix.

*That said last Will and Testament, among other provisions, contains the follow-
ing, to-wit:*

My Executors shall have power to lease, sell, mortgage, transfer and convey in such manner and on such terms as my Executors may deem advisable, any and all property, real or personal, belonging to my Estate without the necessity of obtaining leave of any Court, and no purchaser shall be liable to see to the application of the purchase funds. My Executors may, without liability, retain any portion of said property in the same state of investment in which the same is taken over by my said Executors. The period of said retention shall rest in my said Executors' judgment. My said Executors may acquire by purchase or otherwise and retain for whatever period my said Executors may think proper, all kinds of real and personal property and every kind of investment at times and in amounts determined by my said Executors.

And Whereas, the said testat^{rix} died seized in fee simple of the real estate hereinafter described, and in order to carry out the provisions of said last Will and Testament ~~and~~.....

it is necessary to sell said real estate.

Now, therefore, James W. Sowar and John G. Sowar
as Co-Executors
as aforesaid, in pursuance to the said provisions of the said last Will and Testament of said Mildred Francis Sowar deceased, and by virtue of the statute in such cases made and provided, and of the powers vested in us and for and in consideration of the premises, and the sum of Thirty-eight Thousand and no/100-----Dollars (\$38,000.00.), paid, or secured to be paid to us by said Richard L. Obringer and Rose M. Obringer the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said Richard L. Obringer and Rose M. Obringer their heirs and assigns forever, the 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 Number Three Hundred Nine (309) in
Fetzers Second Addition to the Village of Coldwater
as recorded on the Plat of said Village of Coldwater.

APPROVED
MERCER COUNTY TAX MAP DEPT.
Date 12-13-78
By M.B.

Exemption paragraph, conveyance Fee 38.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
519.202. Tom Thompson, Mercer County
Auditor.

LAK 12-13-78
Deputy Aud. Date

Prior Instrument Reference Volume 143, Page 24 of the Deed REcords of Mercer County, Ohio.

The grantors herein agrees to pay all taxes and assessments due and payable in January, 1979 and the Grantees agree to pay all taxes and assessments due and payable in July, 1979 and all taxes and assessments thereafter.

To Have and to Hold *said premises, with all the privileges and appurtenances thereto belonging, to the said* Richard L. Obringer and Rose M. Obringer
their heirs and assigns forever, as fully and completely
as the said James W. Sowar
and John G. Sowar

as such Co-Executors by virtue of said last Will and Testament, and of the statute made and provided for such cases, might and should sell and convey the same.

In Witness Whereof, The said James W. Sowar and John G. Sowar

as such Co-Executors
have hereunto set their hands, this 8th
day of December A. D. 19 78.

Signed and acknowledged in the presence of

David G. Homan
Thomas Homan

James W. Sowar
John G. Sowar
Co-Executors
of the Estate of Mildred Francis
Sowar

THE STATE OF OHIO

Mercer County, ss.

Be it Remembered, that on this 8th day of December 19 78
before me, the subscriber, a Notary Public
in and for said County, personally came the above named James W. Sowar and
John G. Sowar as Co-Executors

of the Estate of Mildred Francis the Grantor.s in the
Sowar
foregoing Deed, and acknowledged the signing of the same to be their voluntary
act and deed as such Co-Executors 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.

This instrument prepared by:

Kermit Neuman
Attorney-at-Law
Coldwater, Ohio 45828

Notary Public

THOMAS HOMAN, Notary Public
in and for the State of Ohio
My Commission Expires July 6, 1982

DEED
OF EXECUTOR OR ADMINISTRATOR
WITH WILL ANNEXED

FROM 3000

James W. Sowar and Joseph G.

Sowar, Co-Executors of the

Estate of Mildred Francis Sowar

TO

Richard L. Obringer and Rose

M. Obringer

310 East College Street

Coldwater, Ohio

Received December 13 1978

at 10:40 clock A. M.

Recorded December 19 1978

In Mercer County

Record of Deeds, Vol. 274

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Clarence H. Post

Recorder's Fee 7.00

TRANSFERRED
TRANSFERRED

By DEC 13 1978 Auditor

TOM TIMMERMAN Deputy

County Auditor

MERCER COUNTY, OHIO