



Know All Men by These Presents

VOL 286 PAGE 142

That Joseph L. Schneider and Diann K. Schneider, husband and wife
of Mercer County, Ohio,
in consideration of One dollar and other good and valuable considerations
to them in hand paid by John R. Fleck, an unmarried man
whose address is 140 Woodview Drive, Coldwater, OH 45828
do hereby **Grant, Bargain Sell and Convey**
to the said John R. Fleck
his heirs
and assigns forever, the following described **Real Estate**,⁽¹⁾

Situated in the Village of Coldwater, County of Mercer, and State of Ohio:

Being Lot #1156 in the Selhorst 14th Addition to the incorporated Village of Coldwater, Ohio, as shown on the recorded plat of said addition in Plat Book 11, Page 21, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat and also in Miscellaneous Volume 6, Page 376, 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.

Grantors agree to pay and be responsible for the installment of real estate taxes and assessments due and payable in July, 1982; Grantee assumes and agrees to pay all real estate taxes and assessments due and payable thereafter.

LAST TRANSFER: Volume 269, Page 569, Deed Records of Mercer County, Ohio.

APPROVED
MERCER COUNTY TAX MAP DEPT.

Date 4-20-82

By M. O.

Exemption paragraph, conveyance Fee 76.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319.02. Roger A. Schwelbman, Mercer
County Auditor.

Lak
Deputy Aud

4-20-82
Date

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

John R. Fleck, his

heirs and assigns forever. And the said Joseph L. Schneider and Diann K. Schneider

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

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20.)

In Witness Whereof, the said Joseph L. Schneider and Diann K. Schneider

who

hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 16th day of April in the year A.D. nineteen hundred and eighty-two (1982).

Signed and acknowledged in presence of us:

WITNESS Thomas Homan

WITNESS David J. Homan

JOSEPH L. SCHNEIDER

DIANN K. SCHNEIDER

State of Ohio,

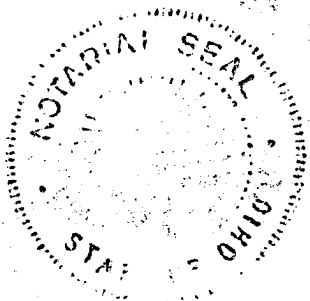
Mercer

County, ss.

On this 16th day of April, 1982, before me, a Notary Public in and for said County, personally came Joseph L. Schneider and Diann K. Schneider

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 - State of Ohio

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

This instrument was prepared by DAVID WM. BRUNS
Attorney-at-Law
123 West Main Street
Coldwater, OH 45828
Phone: 678-4317

Warranty Deed

Joseph L. Schneider and
Diann K. Schneider

To

John R. Fleck

TRANSFERRED

Transferred

APR 20 1982

County Auditor

ROGER A. SCHWIELEN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD

On the 20 day of April 1982

at 2:36 o'clock

recorded April 27 1982

In Mercer Co., Ohio, Record of

Vol. 286 Pg. 142-3

Recorder - Mercer Co., Ohio

RECORDED - MERCER CO., OHIO

B500