



Know All Men by These Presents

VOL 289 PAGE 392

That Carl H. Kohn and Mary M. Kohn, husband and wife

of

Mercer

County, Ohio,

in consideration of One dollar and other good and valuable considerations

to them in hand paid by Steven R. Gerlach and Jane L. Gerlach,
husband and wife

whose address is 408 East Plum Street, Coldwater, OH 45828

do

hereby **Grant, Bargain Sell and Convey**

to the said Steven R. Gerlach and Jane L. Gerlach,

their heirs

and assigns forever, the following described **Real Estate**,⁽¹⁾

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

Lot Number Four Hundred and Ninety-nine (499) in FAIRVIEW ADDITION to the Village of Coldwater, Ohio, as the same appears upon the recorded plat thereof.

Grantors agree to pay and be responsible for the installment of real estate taxes and assessments due and payable in December, 1983; Grantees assume and agree to pay all real estate taxes and assessments due and payable thereafter.

LAST TRANSFER: Volume 241, Page 15, Deed Records of Mercer County, Ohio.

APPROVED
MERCER COUNTY TAX MAP DEPT.

Date 7-5-83By M.B.

~~Exemption paragraph~~, conveyance Fee 48.00
The Grantor and Grantee of this deed have
complied with the provisions of Sec.
319.202 Roger A. Schwieterman, Mercer
County Auditor.

E.M.
Deputy Aud.

7-5-83
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 grantees .

Steven R. Gerlach and Jane L. Gerlach, their

heirs and assigns forever. And the said Carl H. Kohn and Mary M. Kohn, husband and wife

do hereby **Covenant and Warranty** 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.

(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

Carl H. Kohn and Mary M. Kohn,
husband and wife

XXX

who

hereby release their right and expectancy of dower in said premises, have hereunto set their
hands, this 28th day of June in the year A. D. nineteen hundred
and eighty-three (1983).

Signed and acknowledged in presence of us:

Witness

Thomas Homan

CARL H. KOHN

Witness

David J. Homan

MARY M. KOHN

State of Ohio,

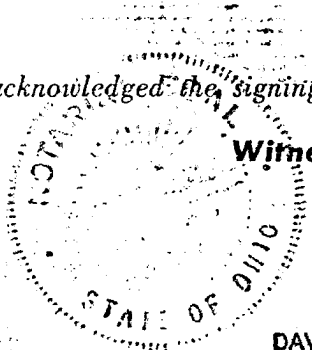
Mercer

County, ss.

On this 28th day of June, 1983, before me, a Notary Public
in and for said County, personally came Carl H. Kohn and Mary M. Kohn,
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.



DAVID J. HOMAN, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES OCT. 16, 1985

David J. Homan

Notary Public - State of Ohio

This instrument was prepared by

DAVID WM. BRUNS

Attorney-at-Law
123 West Main Street
Coldwater, OH 45828
Phone: 678-4317

Warranty Deed

CARL H. KOHN
and
MARY M. KOHN

To

STEVEN R. GERLACH
and
JANE L. GERLACH

TRANSFERRED

Transferred

County Auditor

ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD

On the 5 day of July 1983

at 10:17 A.M.

recorded

in Mercer Co., Ohio, Record of

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RECORDED - MERCER CO., OHIO

Jul 10