



Know All Men by These Presents

VOL 289 PAGE 489

That Larry Don Hale and Norma Kay Hale, husband and wife

of

Mercer

County, Ohio,

in consideration of One dollar and other good and valuable considerations

to them in hand paid by James W. Sowar and Mary C. Sowar, husband and wife

whose address is 806 Parkview Drive North, Coldwater, OH 45828

do

hereby **Grant, Bargain Sell and Convey**

to the said James W. Sowar and Mary C. Sowar

their heirs

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

Situated in the Village of Coldwater, County of Mercer, and State of Ohio, and being a part of Lot #902 Selhorst Eighth Addition, and more particularly described as follows:

Commencing at the southeast corner of Lot #902 in the Selhorst Eighth Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded plat of said village; thence west along the south line of said Lot #902 a distance of sixty (60) feet to the place of beginning for the tract to be conveyed by this instrument; thence north parallel with the east line of Lot #902 a distance of one hundred and seventeen (117) feet to a point on the north line of said Lot #902; thence west on and along the north line of Lot #902 a distance of ten (10) feet to a point; thence south parallel to the west boundary line of said Lot #902 a distance of one hundred and seventeen (117) feet to a point on the south boundary line of Lot #902; thence east on and along the south boundary line of Lot #902 a distance of ten (10) feet to the place of beginning.

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

LAST TRANSFER: Volume 270, Page 612, Deed Records of Mercer County, Ohio.

APPROVED
MERCER COUNTY TAX MAP DEPT.
Date 7-11-83
By M.B.

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.

James W. Sowar and Mary C. Sowar, their

heirs and assigns forever. And the said Larry Don Hale and Norma Kay Hale, husband and wife

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.

Exemption paragraph, conveyance Fee 1.00
The Grantor and Grantee of this deed have
complied with the provisions of Sec.
319.202 Roger A. Schwieterman, Mercer
County Auditor.
ACK 7-13-83
Deputy Aud Date

(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 Larry Don Hale and Norma Kay Hale, husband and wife

and

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).

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Signed and acknowledged in presence of us:

David Wm. Bruns
Witness - David Wm. Bruns

Rosalie Lange
Witness - Rosalie Lange

Larry Don Hale
LARRY DON HALE

Norma Kay Hale
NORMA KAY HALE

State of Ohio, Mercer County, ss.

On this 28th day of June, 19 83, before me, a Notary Public in and for said County, personally came Larry Don Hale and Norma Kay Hale, 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.



Rosalie Lange
Notary Public, State of Ohio
My Commission Expires
December 31, 1985

Rosalie Lange

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

1983
Warranty Deed

LARRY DON HALE
and
NORMA KAY HALE

To

JAMES W. SOWAR
and
MARY C. SOWAR

TRANSFERRED 19

JUL 13 1983 County Auditor

ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 13 day of July 83
at 3:12 o'clock
July 19 19 83
in Mercer Co., Ohio, Recorder
Vol. 289 pg. 489-90 was
RECORDED
INDEXED - MERCER CO.
Fees \$10.00

Bruns