



# Know all Men by these Presents

VOL 293 PAGE 443

That Richard Sanning and Susanna Sanning, husband and wife,

in consideration of One Dollar and Other Valuable Consideration-----  
of Mercer County, Ohio,

to them in hand paid by Dale G. Gruss and Darlene S. Gruss

whose address is 3801 Philothea Road, Coldwater, Ohio 45828

do hereby Grant, Bargain, Sell and Convey  
to the said Dale G. Gruss and Darlene S. Gruss, their

assigns forever, the following described Real Estate, situate in the Village  
of Philothea, in the County of Mercer  
and the State of Ohio, to-wit: heirs and

Being Lot Number Nineteen (19) in the Village of Philothea, Town-  
ship of Butler, Mercer County, Ohio.

Grantors herein assume and agree to pay the July, 1984, installment  
of taxes and assessments hereon and the Grantees all taxes and  
assessments thereafter.

APPROVED  
MERCER COUNTY TAX MAP DEPT.

Date 6-22-84

By J. F. E.

Exemption paragraph, conveyance Fee 25.00  
The Grantor and Grantee of this deed have  
complied with the provisions of Sec.  
319,202 Roger A. Schwieterman, Mercer  
County Auditor.

CL  
Deputy Aud.

6-22-84  
Date

Last Transfer: Deed Record Volume 186, Page 423, and Volume 180, Page 361,

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, their heirs and assigns forever.

And the said Richard Sanning and Susanna Sanning

do hereby Covenant and Warrant 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, except for taxes and assessments beginning with the  
January, 1985, installment hereon and thereafter.

and hereby release Susanna Sanning, who  
hereunto set their hands, this 22nd day of June,  
in the year A. D. nineteen hundred and eighty-four (1984).

Signed and acknowledged in presence of us:

James P. Hogan

Richard Sanning

Diane D. Bruns

Susanna Sanning

State of Ohio, Mercer County, ss.

On this 22nd day of June A. D. 1984, before me, a Notary Public  
in and for said County, personally came Richard Sanning and Susanna Sanning,  
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.

Notary Public, State of Ohio

JAMES P. HOGAN, Attorney At Law  
Notary Public - State of Ohio  
My Commission Has No Expiration  
Section 147.03 ORC

State of \_\_\_\_\_ County, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_, before me, a  
in and for said County, personally came \_\_\_\_\_

the grantor in the foregoing deed, and  
acknowledged the signing thereof to be \_\_\_\_\_  
voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

This instrument prepared by PURDY, HOGAN & LAMMERS, ATTYS., CELINA, OHIO

Marrangy Beed

1400

Richard Sanning and  
Susanna Sanning,  
husband and wife

TO

Dale G. Gruss and  
Darlene S. Gruss  
3801 Philothea Road  
Coldwater, OH 45828

TRANSFERRED

19

JUN 22 1984 COUNTY AUDITOR

ROGER A. SCHWIETZMAN  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

PRESENTED FOR RECORD

On the 22nd day of June 19 84

at 2:35 o'clock

in Mercer Co., Ohio, Record of

Vol. 293 pg. 443-4

RECORDED - MERCER CO., OHIO

Fee \$10.00

PURDY, HOGAN & LAMMERS

CELINA, OHIO 45822