



Know all Men by these Presents

That James R. Rutschilling and Kathy Rutschilling, his wife,

of Mercer County, Ohio,
in consideration of One Dollar and other valuable consideration

to them in hand paid by Jerome J. Kaup and Mary Margaret Kaup,
husband and wife,
whose address is 705 Lilac Drive, Coldwater, Ohio 45828,
do hereby Grant, Bargain, Sell and Convey
to the said Jerome J. Kaup and Mary Margaret Kaup,

their heirs and
assigns forever, the following described Real Estate, situate in the Village
of Coldwater in the County of Mercer
and the State of Ohio.

Being Lot No. 1029 in the Selhorst 11th Addition to the
Incorporated Village of Coldwater, Ohio, as shown on the
recorded plat of said addition in Plat Book 10, Page 42,
Recorder's Office, Mercer County, Ohio.

LESS AND EXCEPT: The following described premises, situated
in the Village of Coldwater, County of Mercer and State of
Ohio:

Being Three (3) feet of uniform width off of the South side
of Lot No. 1029 in Selhorst 11th Addition to the Incorporated
Village of Coldwater, Ohio.

Said conveyance is subject to all the restrictions, conditions
and provisions shown on said plat and also in Miscellaneous
Volume 5, Page 555, 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 the taxes which become due and payable
in June, 1985. Grantees agree to pay the taxes which become
due and payable in December, 1985, and thereafter.

Last Transfer: Deed Record Volume 281 . Page 742, Recorder's Office,
Mercer County, Ohio,

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

James R. Rutschilling and Kathy Rutschilling

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.

APPROVED
MERCER COUNTY TAX MAP DEPT.

Date 5-6-85

By J. F. E.

Exemption paragraph, conveyance Fee 14.50

The Grantor and Grantee of this deed have
complied with the provisions of Sec.
519.202 Roger A. Schwietzman, Mercer
County Auditor.

J. K.
Deputy Aud.

5-6-85
Date

In Witness Whereof, the said

James R. Rutschilling and Kathy Rutschilling VOL

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~~XXX~~

hereby release all

hereunto set their hands, this

in the year A. D. nineteen hundred and eighty-five (1985)

Signed and acknowledged in presence of us

right and expectancy of dower in said premises, have

3rd day of May

, who

James J. Scheer
Kevin Scheer

James R. Rutschilling
James R. Rutschilling

Kathy Rutschilling
Kathy Rutschilling

State of Ohio, Mercer

County, ss.

On this 3rd day of May
in and for said County, personally came

A. D. 1985, before me, a Notary Public

James R. Rutschilling and Kathy Rutschilling, his wife,

acknowledged the signing thereof to be their voluntary act and deed.

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

James J. Scheer
Notary Public, State of Ohio

JAMES J. SCHEER, Attorney at Law
Notary Public - State of Ohio
My Commission Has No Expiration Date
Section 147.03

State of

County, ss.

On this day of
in and for said County, personally came

A. D. 19, before me, a

acknowledged the signing thereof to be

the grantor in the foregoing deed, and
voluntary act and deed.

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

This instrument prepared by Bernard & Scheer, James J. Scheer, Attorney,
Celina, Ohio

Warranty Deed
4296

James R. Rutschilling and
Kathy Rutschilling, his wife,

TO

Jerome J. Kaup and
Mary Margaret Kaup,
husband and wife

TRANSFERRED

Transferred

19

MAY 6 1985

COUNTY AUDITOR

COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD

On the 6 day of May 1985
at 9:00 o'clock A. M.
recorded May 7 1985

in Mercer Co., Ohio, Record of

Patricia E. Grate vrb.

RECORDER - MERCER, CO., OHIO

Fee \$10.00

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