



Know all Men by these Presents

VOL 299 PAGE 827

That MICHAEL K. LUKEN and MARTHA M. LUKEN, husband and wife,

of Mercer County, Ohio,
in consideration of One dollar and other valuable considerations

to them in hand paid by JOHN M. KNAPSCHAEFER and BONITA R. KNAPSCHAEFER,
husband and wife,
whose address is 603 Woodview Drive, Coldwater, Ohio 45828
do hereby Grant, Bargain, Sell and Convey
to the said JOHN M. KNAPSCHAEFER and BONITA R. KNAPSCHAEFER, for their joint
lives, remainder to the survivor of them,

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

Situated in the Northeast Quarter of Section 33, Town 6 South,
Range 2 East, Butler Township, Village of Coldwater, Ohio, and
being a part of Lot Number Six (6) of the Original Plat of the
Village of Coldwater, Ohio, as shown on the Plat thereof in Plat
Book 1, Page 15, Plat Records of Mercer County, Ohio, and being
more particularly described as follows:

Beginning at the northeast corner of said Lot Number Six (6),
thence North $89^{\circ} 21' 30''$ West on and along the north line thereof,
being also the south right of way line of Main Street, said right
of way line being 36 feet south of the section line, a distance
of 29.02 feet for the point of beginning of this transfer; thence
South $00^{\circ} 28' 47''$ West, a distance of 49.50 feet to the intersection
with the west right of way line of the Norfolk & Southern Railroad;
thence following the said right of way South $36^{\circ} 03' 09''$ West 12.16
feet; thence continuing along said right of way South $38^{\circ} 40' 24''$
West 37.07 feet to its intersection with the west line of said Lot
6; thence North $00^{\circ} 28' 47''$ East on and along said west line 88.61
feet to the northwest corner of said Lot 6; thence South $89^{\circ} 21' 30''$
East on and along the north line of Lot 6 a distance of 29.73
feet to the place of beginning. Containing 0.048 acres, more or
less.

Grantors agree to pay the taxes and assessments due and payable
in July, 1986. Grantees agree to pay the taxes and assessments
due and payable thereafter.

APPROVED
MERCER COUNTY TAX MAP DEPT.

Date 7-2-86
By m-b.

Last Transfer: Deed Record Volume 297/297 Page 500/502, Deed Records of
Mercer County

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

MICHAEL K. LUKEN and MARTHA M. LUKEN

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.

Exemption paragraph, conveyance Fee 41.50
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319.202 Roger A. Schwieterman, Mercer
County Auditor.

ARK
Deputy Aud.

7-2-86
Date

In Witness Whereof, the said Michael K. Luken

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and Martha M. Luken

hereby release their

hereunto set their hands, this

in the year A. D. nineteen hundred and eighty-six (1986).

Signed and acknowledged in presence of us:

Thomas Homan
Thomas Homan

David J. Homan
David J. Homan

right and expectancy of dower in said premises, have

30th day of June

(1986).

Michael K. Luken
Michael K. Luken

Martha M. Luken
Martha M. Luken

State of Ohio,

MERCER County, ss.

On this 30th day of June
in and for said County, personally came

A. D. 1986, before me, a Notary Public

MICHAEL K. LUKEN and MARTHA M. LUKEN

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

DAVID J. HOMAN, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 17, 1990

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 Hinders and Hinders, 110 W. Market St., Celina, Ohio

Warranty Deed
8590

MICHAEL K. LUKEN
MARTHA M. LUKEN

TO

JOHN M. KNAPSCHAEFER
BONITA R. KNAPSCHAEFER

Transferred
TRANSFERRED

JUL 2 1986
COUNTY AUDITOR
ROGER A. SCHWIETEMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 2 day of July 1986
at 10:42 o'clock A.M.
recorded July 3 1986
in Mercer Co., Ohio Record of

Deeds
Patricia E. Grote vol
RECORDER - MERCER, CO., OHIO

Fee \$10.00
Vol. 299 pg. 827-8

HINDERS AND HINDERS
ATTORNEYS AT LAW
110 WEST MARKET STREET
CELINA, OHIO 45822