



Know All Men by These Presents

VOL 301 PAGE 894

That Michael K. Luken and Martha M. Luken, husband and wife, and
 Alfredo A. Paguirigan and Jacqueline Lee Paguirigan, husband and wife
 of **Mercer** **County, Ohio,**
 in consideration of one dollar and other good and valuable considerations
 to them in hand paid by Nancy M. Meyer, a married woman
 whose address is _____
 do hereby **Grant, Bargain Sell and Convey**
 to the said Nancy M. Meyer, a married woman
 her heirs
 and assigns forever, the following described **Real Estate,**⁽¹⁾

Situated in the Village of Coldwater, Mercer County, State of Ohio, to-wit:

Lot Number Twelve Hundred Fifty-Six (1256) in Oakwood Subdivision Third
 Addition to the Village of Coldwater, as the same is shown on the recorded
 plat of said addition, at Plat Cabinet #1, Page 41, Plat Records of
 Mercer County, Ohio.

This conveyance is subject to all easements and restrictions set forth on
 said plat and the covenants and restrictions recorded at Miscellaneous
 Volume 7, Page 813, Miscellaneous Records of Mercer County, Ohio.

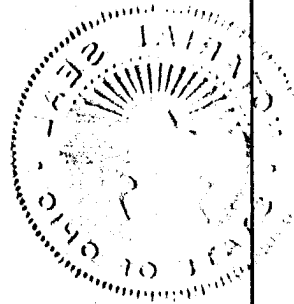
LAST TRANSFERS: Volume 301, Page 438, AND Volume 301 Page 464, Deed
 Records of Mercer County, Ohio.

Grantors agree to pay and be responsible for the installment of real estate
 taxes and assessments due and payable in January, 1987; Grantee assumes and
 agrees to pay all real estate taxes and assessments due and payable thereafter.

~~Exemption paragraph~~, conveyance Fee 25⁰⁰
 The Grantor and Grantee of this deed have
 complied with the provisions of R. C. Sec.
 319.202 Roger A. Schwieterman, Mercer
 County Auditor.

CL
Deputy Aud.2-2-87
Date

APPROVED
 MERCER COUNTY TAX MAP DEPT.

Date 2-2-87By KRM

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 grantee

Nancy M. Meyer, her

heirs and assigns forever. And the said Michael K. Luken, Martha M. Luken,
 Alfredo A. Paguirigan, and Jacqueline Lee Paguirigan

do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unin-**
cumbered, 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 Michael K. Luken and Martha M. Luken, husband and wife and Alfredo A. Paguirigan and Jacqueline Lee Paguirigan, husband and wife who hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 22 day of December in the year A.D. nineteen hundred and Eighty-Six (1986).

VOL 301 PAGE 895

Signed and acknowledged in presence of us:

Witness Roger Stammen

James Rutschilling

Witness Janice Hartings

Roger E. Rutschilling

MICHAEL K. LUKEN

MARTHA M. LUKEN

ALFREDO A. PAGUIRIGAN

JACQUELINE LEE PAGUIRIGAN

State of Ohio,

Mercer

County, ss.

On this 22 day of December, 1986, before me, a Notary Public in and for said County, personally came Michael K. Luken and Martha M. Luken, husband and wife, AND Alfredo A. Paguirigan and Jacqueline Lee Paguirigan, 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.

Ralph H. Harlanert

Notary Public - State of Ohio

Comm. Expires Sept. 2, 1989

This instrument was prepared by David Wm. Bruns, Esquire

Bruns & Associate
123 West Main Street
Coldwater, OH 45828
Phone: 419-678-4317

11446

Warranty Deed

MICHAEL K. LUKEN,
MARTHA M. LUKEN,
ALFREDO A. PAGUIRIGAN, and
JACQUELINE LEE PAGUIRIGAN

To

NANCY M. MEYER

TRANSFERRED

Transferred

FEB 2 1987

ROLER A. SCHWARTZ
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 2 day of Feb. 1987
at 3:39 o'clock P.M.
recorded Feb. 3, 1987
in Mercer Co., Ohio, Record of

Deeds
Patricia E. Grote vrb

RECORDER - MERCER CO., OHIO

Fee \$10.00

Vol. 301 pg. 894-5