



# Know All Men by These Presents

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**That** Richard E. Deacon, Jr. and Cintra M. Deacon, husband and wife

of

Norfolk

County, ~~Ohio~~,  
Massachusetts

in consideration of one dollar and other good and valuable considerations

to them in hand paid by Francis J. Wenning and Valanda J. Wenning,  
husband and wife

whose address is 902 Mary-Charles Lane, Coldwater, OH 45828

do hereby **Grant, Bargain Sell and Convey**

to the said Francis J. Wenning and Valanda J. Wenning, husband and wife

their heirs

and assigns forever, the following described **Real Estate**,<sup>(1)</sup>

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

Being Lot Number Twelve Hundred Twenty-two (1222) in the Oakwood Second Addition to the Village of Coldwater, Mercer County, Ohio, and subject to building set back lines and all restrictive covenants as indicated on the Recorded Plat of Oakwood Second Addition, recorded in Plat Cabinet #1, Page 18, Mercer County Plat Records.

LAST TRANSFER: Volume 297, Page 25, 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 July, 1987; Grantees assume and agree to pay all real estate taxes and assessments due and payable thereafter.

APPROVED  
MERCER COUNTY TAX MAP DEPT.Date 3-31-87By m. b.~~Exemption paragraph~~, conveyance Fee 16.30

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

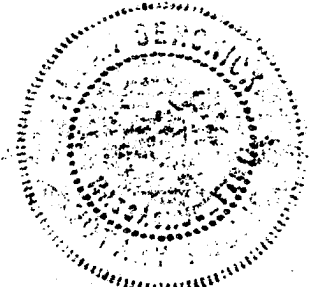
AK  
Deputy Aud3-31-87  
Date

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 ,

Francis J. Wenning and Valanda J. Wenning, their

heirs and assigns forever. And the said Richard E. Deacon, Jr. and Cintra M. Deacon, 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.



ALLAN SERONICK  
Notary Public  
My Commission Expires May 1, 1992

(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 Richard E. Deacon, Jr. and Cintra M. Deacon, husband and wife hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 10th day of March in the year A. D. nineteen hundred and Eighty-Seven (1987).

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Signed and acknowledged in presence of us:

Witness Alvin Jay Seronick

Witness Eileen Baulis

Richard E. Deacon Jr.  
RICHARD E. DEACON, JR.

Cintra M. Deacon  
CINTRA M. DEACON

State of ~~Ohio~~ Massachusetts Norfolk County, ss.

On this 10th day of March, 19 87, before me, a Notary Public in and for said County, personally came Richard E. Deacon, Jr. and Cintra M. Deacon, 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.



Allan Seronick  
Notary Public - State of ~~Ohio~~ Massachusetts

This instrument was prepared by David Wm. Bruns, Esquire My Commission Expires May 1, 1992  
Bruns & Associate  
123 West Main Street  
Coldwater, OH 45828  
Phone: 419-678-4317

12224  
Mortgage Deed

From

RICHARD M. DEACON, JR.  
and CINTRA M. DEACON

To

FRANCIS J. WENNING  
and VALANDA J. WENNING

Transferred  
MAR 31 1987  
County Auditor

MAR 31 1987  
ROGER A. SCHWIETZMAN  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

PRESENTED FOR RECORD  
On the 31 day of Mar 1987  
at 2:03 o'clock P.M.  
Recorded April 1 1987  
Mercer Co., Ohio, Record of  
Deeds

Patricia E. Grate vol  
RECORDER - MERCER, CO., OHIO

Fee \$10.00  
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