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# Know All Men by These Presents

**That**

Gail J. Thompson, a married woman

of

Mercer

County, Ohio,

in consideration of One Dollar (\$1.00) and other good and valuable consideration

to them in hand paid by Samuel C. Dues and Cynthia L. Dues

whose address is 3550 Philothea Road, Coldwater, Ohio 45828

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

to the said Samuel C. Dues and Cynthia L. Dues,

t heir 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:

Being Lot Number Two Hundred Twelve (212) in the Village of Coldwater, Ohio,  
as the same is shown on the recorded plat of said Village.

Last Transfer: Volume 296, Page 427, Mercer County Deed Records.

Grantor hereby agrees to be liable for and pay the real estate taxes and assessments due and payable in July, 1988. Grantees agree to be liable for and pay the real estate taxes and assessments due and payable thereafter.

APPROVED  
MERCER COUNTY TAX MAP DEPT.Date 5-12-88By UC E

~~Exception paragraph~~, conveyance Fee 24.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec.  
53.07-1. Roger A. Schwidterman, Mercer  
County Auditor.

WB 5-12-88  
Deputy Aud Date

and all the **Estate, Right, Title and Interest** of the said grantor in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee s ,

Samel C. Dues and Cynthia L. Dues, their  
heirs and assigns forever. And the said Gail J. Thompson

do es hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Unincumbered**, and that she 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

Gail J. Thompson

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who

and Robert D. Thompson, Wife and Husband

hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 6th day of May in the year A. D. nineteen hundred and eighty-eight (1988).

Signed and acknowledged in presence of us:

Thomas Homan  
Witness Thomas Homan

David J. Homan  
Witness David J. Homan

Gail J. Thompson  
Gail J. Thompson

Robert D. Thompson  
Robert D. Thompson

State of Ohio,

Mercer

County, ss.

On this 6th day of May, 1988, before me, a notary public in and for said County, personally came Gail J. Thompson and Robert D. Thompson, Wife and Husband 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.

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

David J. Homan  
Notary Public

This instrument was prepared by Howell & Koesters  
Paul E. Howell  
Attorney at Law  
420 S. First Street  
Coldwater, Ohio 45828  
(419) 678-2030

17091

Warranty Deed

From

Gail J. Thompson,  
A Married Woman

To

Samuel C. Dues  
Cynthia L. Dues

19

Transferred

MAY 12 1988

COUNTY AUDITOR  
MERCER COUNTY, OHIO

PRESENTED FOR RECORD

On the 12 day of May 1988  
at 11:18 o'clock P.M.  
recorded May 13, 1988  
in Mercer Co., Ohio, Record of

Patricia E. Grate  
RECORDER - MERCER CO., OHIO

Fees \$10.00  
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