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Know All Men by These Presents

That Elmer H. Heitkamp, a married man
of Mercer County, Ohio,
in consideration of One Dollar (\$1.00) and other good and valuable consideration
to him in hand paid by Gary F. Koesters and Mary Jane Koesters
whose address is 905 Chelsea Drive, Coldwater, Ohio 45828
do es hereby **Grant, Bargain Sell and Convey**
to the said Gary F. Koesters and Mary Jane Koesters
their heirs

and assigns forever, the following described **Real Estate**,⁽¹⁾

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

Being Lot Numbered 1261 in Kahlig Subdivision, Section One, as shown on the
recorded plat of said Addition in Plat Cabinet 1, Page 62, Recorder's Office,
Mercer County, Ohio, subject to all the provisions, conditions, restrictions,
and easements as shown and recited in the "Covenants and Restrictions Applying
to the Kahlig Subdivision, Section One", Coldwater, Ohio, recorded in Volume
8, Page 14, of the Miscellaneous Records in the Office of the Mercer County
Recorder.

Grantor hereby agrees to be liable for and pay the real estate taxes and
assessments due and payable in July, 1989. Grantees agree to be liable for
and pay the real estate taxes and assessments due and payable thereafter.

APPROVED

MAR 23 1989

MERCER COUNTY
TAX & FEE DEPARTMENT
BY KAC

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 ,

Gary F. Koesters and Mary Jane Koesters, their
heirs and assigns forever. And the said Elmer H. Heitkamp

do es hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Unincumbered**, and that he will **Defend** the same against all lawful claims of all persons whomsoever.

conveyance Fee 94.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319.202 Roger A. Schwieterman, Mercer
County Auditor.

24/K
Deputy Aud3-23-89
Date

(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 Elmer H. Heitkamp

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and Julia M. Heitkamp, Husband and Wife who
hereby release s their right and expectancy of dower in said premises, ha ve hereunto set their
hand s , this 18th day of March in the year A. D. nineteen hundred
and eighty-nine (1989).

Signed and acknowledged in presence of us:

Thomas Homan
Witness Thomas Homan

David J. Homan
Witness David J. Homan

Elmer H. Heitkamp
Elmer H. Heitkamp

Julia M. Heitkamp
Julia M. Heitkamp

State of Ohio, Mercer County, ss.

On this 18th day of March , 19 89 , before me, a notary public
in and for said County, personally came Elmer H. Heitkamp and Julia M. Heitkamp,
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.



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 South First Street
Coldwater, Ohio 45828
(419) 678-2030

20814
Marriage Deed

From

Elmer H. Heitkamp
A Married Man

To

Gary F. Koesters
Mary Jane Koesters

TRANSFERRED
19

MAR 23 1989

ROGER A. SCHWIETEMAN Auditor
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 23 day of Mar 19 89
at 10:41 o'clock A.M.
recorded March 24 19 89
In Mercer Co., Ohio, Record of
Deeds

Patricia E. Groat
RECORDER - MERCER, CO., OHIO

Fee 1.00
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