



Know all Persons by These Presents

That, Martha Ann Heitkamp, a married woman, and Thomas Heitkamp, her husband,

the Grantors, who claim title by or through instrument recorded in Volume 310, Page 136 of the Deed Records, Mercer County Recorder's Office, for the consideration of One Dollar (\$1.00) and other good and valuable consideration received to their full satisfaction of

Norbert J. Kohnen and
Mary Evelyn Kohnen,

the Grantee s, whose TAX MAILING ADDRESS will be

8658 Hoenie Road
Celina, OH 45822

Give, Grant, Bargain, Sell and Convey unto the said Grantee s, do
heirs and assigns, the following described premises, situated in the TOWNSHIP
of FRANKLIN, County of MERCER, and State of Ohio:

Being Lot Number Thirteen (13) in Montezuma Acres West Subdivision as the same is shown on the recorded plat thereof in Plat Cabinet 1, Page 83, and subject to the Covenants and Restrictions as set forth in Miscellaneous Volume 8, Pages 173 through 176, and the Declaration of Covenants, Conditions and Restrictions set forth in Miscellaneous Volume 8, Pages 182, through 189, all of said records being in the Mercer County Recorder's Office, and further subject to all other conditions, restrictions, and reservations of record.

Grantors hereby assume and agree to pay the July, 1989, and January, 1990, installments of real estate taxes and assessments. Grantees hereby assume and agree to pay the July, 1990, and thereafter installments of real estate taxes and assessments.

exemption paragraph, conveyance Fee 87.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319.202 Roger A. Schwieterman, Mercer
County Auditor.

AK
Deputy Aud.

5-30-89
Date

APPROVED

MAY 30 1989

MERCER COUNTY
TAX MAP DEPARTMENT

BY KA

be the same more or less, but subject to all legal highways.

21625
Warranty Deed

Martha Ann Heitkamp, a
married woman, and
Thomas Heitkamp, her husband

TO

in full
Norbert J. Kohnen and
Mary Evelyn Kohnen
8658 Hoenie Road
Celina, OH 45822

Transferred **TRANSFERRED** 19

MAY 30 1989

COUNTY AUDITOR
ROGER A. SCHWARTZ
COUNTY AUDITOR
MERCER COUNTY, OHIO

COUNTY OF Mercer SS

RECEIVED FOR RECORD ON THE

30 day of May 1989

at 1:41 o'clock P.M

and RECORDED May 31 1989 in

DEED BOOK 310 PAGE 136-7

Patricia E. Knote not
COUNTY RECORDER

RECORDERS FEE \$10.00

Knapke & Ingraham

Attorneys at Law

115 N. Walnut Street, P. O. Box 504

Celina, Ohio 45822

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To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever.
And we Martha Ann Heitkamp and Thomas Heitkamp, the said Grantors, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee, their heirs and assigns, that at and until the ensembling of these presents, we are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever

and that we will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration Martha Ann Heitkamp, a married woman, and Thomas Heitkamp, her husband, do hereby remise, release and forever quitclaim unto the said Grantees, their heirs and assigns, all their right and expectancy of Bower in the above described premises.

In Witness Whereof, we have hereunto set our hands, the 27 day of May, in the year of our Lord one thousand nine hundred and eighty-nine (1989).

Signed and acknowledged in presence of

Witness Carol J. Young

Martha Ann Heitkamp
MARTHA ANN HEITKAMP

Witness R. Sue Guttler

Thomas Heitkamp
THOMAS HEITKAMP

State of Ohio ss. Before me, as notary public
MERCER County, in and for said County and State, personally appeared the above named Martha Ann Heitkamp, a married woman, and Thomas Heitkamp, Her Husband, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at this 27th day of May, A. D. 1989.

Carol J. Young CAROL J. YOUNG
Notary Public for Ohio Notary Public - State of Ohio
My Commission: My Commission Expires April 5, 1990
Recorded In Mercer County

This instrument prepared by Knapke & Ingraham, ATTORNEYS AT LAW, CELINA, OHIO, 45822