



# Know all Persons by These Presents

**That,** Karl R. Feller, A Married Man,  
and Marilyn J. Feller, His Wife,

the Grantors, ~~who claim title by~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~  
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 Grantees, whose TAX MAILING ADDRESS will be  
8658 Hoenie Road  
Celina, OH 45822

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

Being Lot Number Fourteen (14) 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.

The Last Transfers of Record appear in Deed Volume 292, Page 806,  
Deed Volume 307, Page 652, and Deed Volume 307, Page 811, Deed  
Records, Mercer County Recorder's Office.

Exemption paragraph conveyance fee \$16.90  
The Grantor and Grantee of this deed have  
complied with the provisions of Sec.  
319,202 Roger A. Schwieterman,  
County Auditor.  
BMH 5/19/89  
Deputy Aud

MAY 19 1989

MERCER COUNTY  
TAX MAP DEPARTMENT  
BY KAE

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s, their heirs and assigns forever. And we, Karl R. Feller and Marilyn J. Feller, the said Grantors, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the ensealing 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 s, their heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration Karl R. Feller, a married man, and Marilyn J. Feller, his wife-----do hereby remise, release and forever quitclaim unto the said Grantee s, their heirs and assigns, all their-----right and expectancy of Dower in the above described premises.

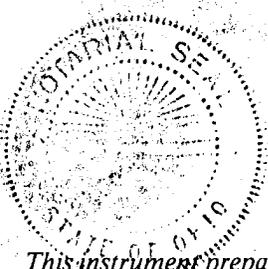
In Witness Whereof, We have hereunto set our hands, the 15th day of May, in the year of our Lord one thousand nine hundred and eighty-nine (1989).

Signed and acknowledged in presence of

Witness Deborah A. Borns Norma Rodgers

Karl R. Feller MARILYN J. FELLER

State of Ohio ss. Before me, as notary public MERCER County, in and for said County and State, personally appeared the above named Karl R. Feller, a married man, and Marilyn J. Feller, his wife, 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 Celina, Mercer County, Ohio, this 15th day of May, A. D. 1989.

Deborah A. Borns Notary Public for Ohio My Commission: March 19, 1992

This instrument prepared by Knapke & Ingraham, Attorneys at Law, Celina, Ohio, 45822

21496

Warranty Deed

Karl R. Feller, a married man, and Marilyn J. Feller, his wife

TO

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

TRANSFERRED

19

MAY 19 1989

ROGER A. SCHWIETERMAN COUNTY AUDITOR STATE OF OHIO

COUNTY OF Mercer SS

RECEIVED FOR RECORD ON THE

19 day of May 1989 at 1:26 o'clock P.M. and RECORDED May 22 1989 in DEED BOOK 310 PAGE 37-8

Catharine E. Groth COUNTY RECORDER

RECORDERS FEE \$10.00

Knapke & Ingraham Attorneys at Law

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

Celina, Ohio 45822