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Know All Men by These Presents

That Rudolph Ralph Mueller Jr. AKA Ralph Mueller, a married man and husband of grantee herein
of Mercer County, Ohio,
in consideration of love and affection
to him in hand paid by Viola A. Mueller, wife of the grantor herein
whose address is 600 North Mill Street, Coldwater, OH 45828
do es hereby **Grant, Bargain Sell and Convey**
to the said Viola A. Mueller
her heirs
and assigns forever, the following described **Real Estate**,⁽¹⁾

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

Being Lot Number Six Hundred Fifty-Eight (658) in Selhorst Third Addition, as shown on the recorded plat of said village.

Last Transfer: Volume 288, Page 748, Deed Records of Mercer County, Ohio.

Grantee agrees to pay and be responsible for the installment of real estate taxes and assessments due and payable in January, 1990, and thereafter.

Exemption paragraph, conveyance fee ED
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
19.722. Roger A. Schwietzman, Mercer
County Auditor.

W.B. 7-18-89
Deputy Aud. Date

RECORDED IN THE OFFICE OF THE
CLERK OF THE MERCER COUNTY
COURT AT CINCINNATI, OHIO
JUL 18 1989

APPROVED

JUL 18 1989

MERCER COUNTY
TAX MAP DEPARTMENT

BY

J. F. E.

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,

Viola A. Mueller, her

heirs and assigns forever. And the said Rudolph Ralph Mueller Jr.

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.

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20.).

~~XXX~~

hereby release his right and expectancy of dower in said premises, has hereunto set his hand, this 17th day of July in the year A. D. nineteen hundred and Eighty-Nine (1989).

Signed and acknowledged in presence of us:

Rosalie Lange
Witness - Rosalie Lange

Rudolph Ralph Mueller Jr
Rudolph Ralph Mueller Jr.

Phyllis Buening
Witness - Phyllis Buening

State of Ohio, Mercer County, ss.

On this 17th day of July, 1989, before me, a Notary Public in and for said County, personally came Rudolph Ralph Mueller Jr.

the grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



ROSALIE LANGE, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 31, 1990

Rosalie Lange

Notary Public - State of Ohio

This instrument was prepared by David Wm. Bruns
Attorney at Law
123 West Main Street
Coldwater, OH 45828
Phone: 419-678-4317

22295
Warranty Deed

From

Rudolph Ralph Mueller Jr.

To

Viola A. Mueller

Transferred 19
TRANSFERRED
JUL 18 1989
County Auditor
ROGER A. SCHWIETEMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
On the 18 day of July 1989
at 12:59 o'clock P. M.
recorded July 19 1989
In Mercer Co. Ohio, Record of

Patricia E. Gault vrb-
RECORDER - MERCER, CO., OHIO

Fee \$10.00

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