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Know All Men by These Presents

That Elmer H. Heitkamp and Julia M. Heitkamp, husband and wife
of Mercer County, Ohio,
in consideration of one dollar and other good and valuable considerations
to them in hand paid by Elmer W. Speck and Margaret Z. Speck
whose address is 1001 Ruby Lane, Coldwater, OH 45828
do hereby **Grant, Bargain Sell and Convey**
to the said Elmer W. Speck and Margaret Z. Speck
their 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 #1310 in Westview Second Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said addition in Plat Cabinet 1, Page 105 and 106, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat and also in the Miscellaneous Volume 8, Page 511, all in the Recorder's Office, Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein, and subject to zoning restrictions of the Village of Coldwater, Ohio.

Last Transfer: Volume 315, Page 446, Deed Records of Mercer County, Ohio.

Grantors agree to pay and be responsible for the installment of real estate taxes and assessments due and payable in July, 1991; Grantees agree to pay all real estate taxes and assessments due and payable thereafter.

TRANSFERRED**JUN 17 1991**

ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$120.00

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

BH
Deputy Aud

6/17/91
Date

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

Elmer W. Speck and Margaret Z. Speck, their
heirs and assigns forever. And the said Elmer H. Heitkamp and Julia M. Heitkamp

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

ENG. MAP #: 602-2823-02-002-80-05

APPROVED

JUN 17 1991

MERCER COUNTY
TAX MAP DEPARTMENT
BY KAE

(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
and Julia M. Heitkamp, husband and wife
hereby release their right and expectancy of dower in said premises, have hereunto set their
hands, this 17th day of June in the year A. D. nineteen hundred
and Ninety-One (1991).

VOL 316 PAGE 774 who

Signed and acknowledged in presence of us:

Witness Thomas Homan

Witness David J. Homan

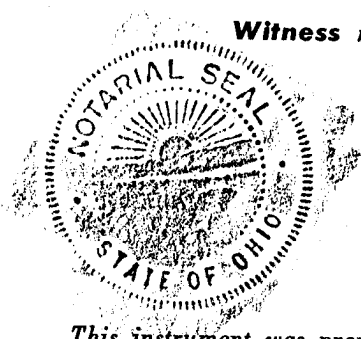
ELMER H. HEITKAMP

JULIA M. HEITKAMP

State of Ohio, Mercer County, ss.

On this 17th day of June, 1991, 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. 18, 1995

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

30886

Warranty Deed

From

ELMER H. HEITKAMP and
JULIA M. HEITKAMP

To

ELMER W. SPECK and
MARGARET Z. SPECK

Transferred

19

County Auditor

PRESENTED FOR RECORD

On the 17 day of June 19 91

at 1:38 o'clock P.M.

recorded June 18 1991

In Mercer Co., Ohio, Record of

Patricia E. Quate dmh

RECORDED - MERCER CO., OHIO

Fee \$10.00

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