

Know all Men by these Presents

VOL 328 PAGE 572

That Richard S. Barr, Jr. and Rita K. Barr, husband and wife,

of Mercer County, Ohio,
in consideration of One Dollar and Other Valuable Consideration, -----

to them in hand paid by Theresa M. Berning,

whose address is 728 Lilac Drive, Coldwater, OH 45828,

do hereby Grant, Bargain, Sell and Convey

to the said Theresa M. Berning,

assigns forever, the following described Real Estate, situate in the Village her heirs and
of Coldwater, in the County of Mercer
and the State of Ohio, to-wit:

Being Lot Numbered 1202 in Restful Acres, Inc., 10th Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said Addition in Plat Cabinet 1, Pages 9 and 10, Recorder's Office, Mercer County, Ohio, subject to all restrictions, conditions, and provisions of record and to the zoning restrictions of the Village of Coldwater, Ohio.

Grantors and Grantee herein agree that all taxes and assessments hereon shall be prorated as of the date of closing.

~~Exemption paragraph, conveyance fee \$7.10~~

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

7-26-94
Deputy Aud.

Date
7-26-94

APPROVED

JUL 26 1994

MERCER COUNTY
TAX MAP DEPARTMENT
BY J. F. E.

ENG. MAP #: 002-2724-01-011.00-05

Last Transfer: Deed Record Volume 290, Page 612,

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, her heirs and assigns forever.

And the said Richard S. Barr, Jr. and Rita K. Barr,

do hereby Covenant and Warrant 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.

49472
Warranty Deed

Richard S. Barr, Jr. and
Rita K. Barr,
husband and wife,

TO

Theresa M. Berning
728 Lilac Drive
Coldwater, OH 45828

TRANSFERRED

Transferred JUL 26 1994

ROGER A. SCHWARTZ
COUNTY AUDITOR
MERCER COUNTY, OHIO

Form 622 - OHIO Warranty Deed - Short Form. (Rev. 10-91)

PRESENTED FOR RECORD
This day July 1994
at 2:46 P.M.
Record of Deeds
dub Patricia E. Grote
RECORDER MERCER CO., OHIO
Fee \$14.00
Vol. 328 p. 572-3

LAW OFFICES
PURDY, LAMMERS & SCHIAVONE
113 EAST MARKET ST.
CELINA, OHIO 45822

In Witness Whereof, the said Richard S. Barr, Jr.

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and Rita K. Barr, who
hereby release their right and expectancy of dower in said premises, have
hereunto set their hands, this 25th day of July
in the year A. D. nineteen hundred and ninety-four (1994).

Signed and acknowledged in presence of us:

Thomas T. Homan, Jr.

Richard S. Barr, Jr.

David J. Homan

Rita K. Barr

State of Ohio, Mercer County, ss.

On this 25th day of July A. D. 1994, before me, a Notary Public
in and for said County, personally came Richard S. Barr, Jr. and Rita K. Barr,
husband and wife,

acknowledged the signing thereof to be their voluntary act and deed, and
the grantors in the foregoing deed, and

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

David J. Homan

Notary Public, State of Ohio.

DAVID J. HOMAN, Notary Public
in and for the State of Ohio
My Commission Expires Oct. 18, 1995

State of County, ss.

On this day of A. D. 19, before me, a
in and for said County, personally came

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

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

This instrument prepared by PURDY, LAMMERS & SCHIAVONE, ATTYS., CELINA, OH.