

OHIO WARRANTY DEED

That the Grantors, Vincent E. Galloway and Rose E. Galloway, Husband and Wife, by James E. Galloway, their attorney-in-fact, by virtue of Powers of Attorney recorded in Volume 5, Page 1, and Volume 5, Page 3, Mercer County Recorder's Records of Power of Attorney, for valuable consideration paid, grant, with general warranty covenants, to the Grantees, Oscar W. Kress and Betty L. Kress, whose tax mailing address is 5210 Grove Drive, Celina, OH 45822, the following real property:

Situated in the Township of Franklin, County of Mercer and State of Ohio, bounded and described as follows:

Lots No. Eighteen (18) and Nineteen (19) of Section D of Coldwater Beach, as the same appear upon the Recorded Plat thereof of record in Plat Book 4, page 39, of the Mercer County Plat Records, and subject to all easements, restrictions, conditions, and rights of way of record.

Grantors further grant and convey to the Grantees herein and their successors in title to Lot 19-D, the right and privilege to cross on and over the GROVE, from Grove Drive west to the Grand Reservoir, which right and privilege may be at a later date confined within the boundaries of a road or driveway that COLDWATER BEACH may establish through said GROVE from Grove Drive west to the reservoir.

Last transfers of record appear in Volume 316, Page 297, and Volume 316, Page 299, of the Mercer County, Ohio, Deed Records.

All real estate taxes and assessments shall be prorated to the date of closing.

ENG. MAP #: 005-2631-01-015.00-07
005-2631-01-016.00-07

Exemption paragraph, conveyance fee \$48.50
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319.202 Roger A. Schwieterman, Mercer County Auditor.

BH
Deputy Aud.

9-2-94
Date

APPROVED

SEP 02 1994

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

TRANSFERRED

SEP 2 1994

ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

The Grantors herein, Vincent E. Galloway and Rose E. Galloway, Husband and Wife, release all rights of dower therein.

Witness our hands, this 31st day of August, 1994.

SIGNED AND ACKNOWLEDGED
IN PRESENCE OF:

Ruth M. Summerly
RUTH M. SUMMERLY
TERRI D'ANDREA
TERRI D'ANDREA

Vincent E. Galloway James E. Galloway P.O.A.
Vincent E. Galloway, by James E.
Galloway, attorney-in-fact
Rose E. Galloway James E. Galloway P.O.A.
Rose E. Galloway, by James E.
Galloway, attorney-in-fact

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Vincent E. Galloway and Rose E. Galloway, Husband and and Wife, by James E. Galloway, their attorney-in-fact, who acknowledged that he 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, Ohio, this 31st day of August, 1994.

TERRI PYLE D'ANDREA
Notary Public
TERRI PYLE D'ANDREA
MY COMMISSION EXPIRES 10/28/94

This instrument prepared by: Meikle, Tesno & Luth, Attys.
100 North Main Street, Celina, Ohio 45822,
without benefit of title search.

OHIO WARRANTY DEED

Vincent E. Galloway and
Rose E. Galloway

TO

Oscar W. Kress and
Betty L. Kress
5210 Grove Drive
Celina, OH 45822

50089

PRESENTED FOR RECORD
The 2 day Sept 1994
at 2:31 o'clock P. M
Record of Deeds

Patricia E. Grote
RECORDER MERCER CO., OHIO
Fee \$ 14.00

Vol. 330 pg. 56-57