

APPROVED

JUL 17 1995

MERCER COUNTY
TAX MAP DEPARTMENT

WARRANTY DEED

VOL 333 PAGE 223

BY J. J. E.

KNOW ALL MEN BY THESE PRESENTS that RALPH J. MEYER and MARILYN A. MEYER, husband and wife, Grantors, of Mercer County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to RALPH E. BONIFAS and AMY M. BONIFAS, husband and wife, for their joint lives remainder to the survivor of them, Grantees, whose tax mailing address is 2100 Celina Road, Lot 27, St. Marys, Ohio 45885, the following real property (the "Property"):

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

Being Lot Number One Thousand Forty-one (1041) in Restful Acres Seventh Addition to the Village of Coldwater, Ohio, as the same is shown on the recorded plat thereof in Plat Book 10, Page 43, Recorder's Office of Mercer County, Ohio, subject to all conditions, restrictions, privileges, limitations, reservations, and easements of record including those in Miscellaneous Volume 5, Page 557 and 558, Recorder's Office of Mercer County, Ohio.

Prior Instrument Reference: Volume 319, Page 1.

The Property is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules, and regulations;
- (iv) Real estate taxes and assessments currently a lien on the premises, all of which shall be prorated to date of closing.

Grantors release all rights of dower therein.

WITNESS their hands this 15TH day of July, 1995.

SIGNED AND ACKNOWLEDGED
IN PRESENCE OF:

Timothy C. Kuehner
Witness
Timothy C. Kuehner
Witness

Ralph J. Meyer
RALPH J. MEYER
Marilyn A. Meyer
MARILYN A. MEYER

STATE OF OHIO)
) SS:
COUNTY OF AUGLAIZE)

Before me, a notary public in and for said County and State, personally appeared the above-named RALPH J. MEYER and MARILYN A. MEYER, Grantors, 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 Minster, Ohio this 15TH day of July, 1995.

TIMOTHY C. KUEHNER
NOTARY PUBLIC FOR STATE OF OHIO
MY COMMISSION EXPIRES MAY 1, 2000

Timothy C. Kuehner
Notary Public

This instrument prepared by Keith M. Schnelle
of the firm of Elsass, Wallace, Evans, Schnelle & Co., L.P.A.
Attorneys at Law, Sidney, Ohio 45365.

ENG. MAP # 0022731-02-007.00-05.

TRANSFERRED

JUL 17 1995

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

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Exemption paragraph, conveyance Fee \$55.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

BH 7-17-95
Deputy Aud. Date

54325

PRESENTED FOR RECORD

The 17 day July 1995

at 9:40 AM

Record of Deeds

Patricia E. Grote
RECORDER MERCER CO., OHIO

Fee \$14.00

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See
54326