



Know all Men by these Presents

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That, WWRE, INC.,

a Corporation incorporated under
the laws of the State of OHIO the Grantor, for the consideration of

ONE DOLLAR US (\$1.00) and other considerations received to its full satisfaction of
LARRY NOW and JEAN NOW, Husband and Wife, 6340 State Route 117, Rockford, Ohio
the Grantee^s, does Give, Grant, Bargain, Sell and Convey unto the said Grantee^s,
their heirs and assigns, the following described premises, situated in
the Township of Franklin, County of Mercer
and State of Ohio: , and bounded and described as follows, to-wit:

Being all of Lot Number Fifty-six (56) of the Subdivision of Lot 37 in BROOKSIDE ESTATES,
Franklin Township, Mercer County, Ohio, as shown on the recorded plat thereof, Plat
Cabinet 1, Pages 173, 174, and 175, and 220 and 221, Recorder's Office, Mercer County,
Ohio, subject to all easements, restrictions, conditions and limitations imposed
thereon.

Last Transfer: Deed Volume 328, Page 458, Deed Records of Mercer County, Ohio.

All taxes and assessments hereon shall be PRO-RATED to closing of sale herein
and delivery of Deed by and between Grantor and Grantees herein.

APPROVED

JUN 30 1995

MERCER COUNTY
TAX MAP DEPARTMENT
BY J. E.

Exemption paragraph, conveyance Fee 3.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

Mc 6-30-95
Deputy Aud. Date

ENG. MAP #: 005-2222-03-020.00-09

be the same more or less, but subject to all legal highways.

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To Have and to Hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee s, their heirs and assigns forever.

And the said Grantor, does for itself and its successors and assigns, covenant with said Grantee s, their heirs and assigns, that at and until the en sealing of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and has good right to bargain and sell the same in manner and form as above written, and that the same are free and clear from all incumbrances whatsoever.

and that it will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee s, their heirs and assigns, forever, against all lawful claims and demands whatsoever, except for taxes and assessments hereon accrued after closing of sale herein.

In Witness Whereof, said corporation sets its hand and corporate seal, by
JEFF WENNING, its President and

its 28th day of June, this A. D. 19 95.

WWRE, INC., an Ohio Corporation

Signed and acknowledged in presence of: By Jeff Wenning JEFF WENNING, its President.

Witness Deborah A. Borns

Witness Nancy L. Hathaway

The State of Ohio, } ss. MERCER County,

Before me, a notary public, in and for said County, personally appeared the above named

WWRE, INC., an Ohio Corporation, its President

by and JEFF WENNING,

who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

In Testimony Whereof, I have hereunto set my hand and official seal, at this 28th day of June, A. D. 19 95.

Notary Public
NOTARY PUBLIC, STATE OF OHIO
My commission expires March 30, 1997.

This instrument prepared by JOHN W. SACHER, ATTORNEY AT LAW,
Celina, Ohio 45822 (Reg. # 0020137)

54116
Warranty Deed
FROM A CORPORATION

WWRE, INC., an Ohio Corporation,
Coldwater, Ohio 45828,

Law Envt. TO

LARRY NOW and JEAN NOW,
Husband and Wife,
6340 State Route 117,
Rockford, Ohio 45882

TRANSFERRED

Transferred JUN 30 1995

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

STATE OF OHIO

COUNTY OF Mercer

RECEIVED FOR RECORD ON THE

30 day of June 1995

at 9:38 o'clock A. M.

and RECORDED June 30 1995 in

DEED BOOK 333 PAGE 53-54

Patricia E. Sacher COUNTY RECORDER

RECORDERS FEE \$ 14.00

LAW OFFICES
JOHN W. SACHER
1125 West Market St.
CELINA, OHIO 45822