



VOL 333 PAGE 637

# Know all Persons by These Presents

**That,** Juanita G. Arnold, an unmarried woman,

*the Grantor* , who claim s title by or through  
instrument recorded in Volume 303 , Page 680, and Volume 333, Page 353 , Mercer  
County Recorder's Office, for the consideration of One (\$1.00) Dollar and other good and  
valuable considerations-----received to her full satisfaction of

Ruth Wurster

*the Grantee* , whose TAX MAILING ADDRESS will be

105 Race Street, Rockford, Ohio 45882

**Give, Grant, Bargain, Sell and Convey** unto the said Grantee , her  
*heirs and assigns, the following described premises, situated in the* Village  
of Rockford , County of Mercer and State of Ohio:

Being Lot Number Two Hundred Fifty-five (255) of the Revised  
Numbering in the VanTilburg Addition to the Village of  
Rockford, Ohio.

Grantor hereby assumes and agrees to pay the January, 1996,  
installment of real estate taxes and assessments; Grantee  
hereby assumes and agrees to pay the July, 1996, and  
thereafter, installments of real estate taxes and assessments  
thereon.

Seller reserves the right of possession until August 8, 1995.

**APPROVED**

AUG 22 1995

MERCER COUNTY  
TAX MAP DEPARTMENT

*J. F. E.*

Exemption paragraph conveyance Fee \$80.00

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

*BH* 8-22-95  
Deputy Aud. Date

**TRANSFERRED**

AUG 22 1995

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Q. MAP #: 004-1713-04-208-00-08

**To Have and to Hold** the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee her heirs and assigns forever.

And, Juanita G. Arnold, an unmarried woman  
the said Grantor, do for herself and her heirs, executors and  
administrators, covenant with the said Grantee, her heirs and  
assigns, that at and until the ensembling of these presents, she is  
well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have  
good right to bargain and sell the same in manner and form as above written, and that the same are free  
from all incumbrances whatsoever

and that she will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee, her heirs and assigns, against all lawful claims and demands whatsoever

XHXH XHXH XHXH XHXH XHXH XHXH XHXH XHXH

[illegible]

**In Witness Whereof,** I have hereunto set my hand, the  
2nd day of August, in the year of our Lord one thousand  
nine hundred and ninety-five (1995).

Signed and acknowledged in presence of

Witness- Murph Knapke

Juanita G. Arnold  
Juanita G. Arnold

Witness- Brenda Kaiser

**State of Ohio**      ss.      *Before me, as Notary Public*  
**Mercer County,**      *in and for said County and State, personally appeared the above named*  
                                  *Juanita G. Arnold, an unmarried woman,*  
*who acknowledged that she did sign the foregoing instrument and that the same is her*  
*free act and deed.*

In Testimony Whereof

*I have hereunto set my hand and*

official seal, at Celina, Ohio  
this 2nd day of August

A. D. 19 95.

**NOTARY PUBLIC**  
**Brenda Kaiser**

Notary Public - State of Ohio  
My Commission Expires October 5, 1998  
Recorded in Mercer County

Notary Public for Ohio  
My Commission Expires: 10-5-98

*This instrument prepared by* KNAPKE LAW OFFICE, CELINA, OHIO.

# Warrant Deed

Juanita G. Arnold, an unmarried woman

TO

Ruth Wurster  
105 Race Street  
Rockford, Ohio 45882

19-

*Transferred*

COUNTY AUDITOR

STATE OF OHIO

COUNTY OF Mercer SS

RECEIVED FOR RECORD ON THE

22 day of August 1995

at 2:54 0'clock P. M.

and RECORDED Aug. 22 1995 in

DEED BOOK 333 PAGE 637-8

Patricia E. Grote and

COUNTY RECORDER

RECORDERS FEE \$ 14.00

4-10-19