

Know All Men by These Presents:

That Daniel J. Seitz, husband of Grantee, by and through his attorney in fact, Mary Ann Seitz, pursuant to Power of Attorney recorded at Volume OR109, Page 49, Mercer County Official Records of Mercer County, Ohio,

in consideration of One Dollar (\$1.00) and other good and valuable consideration to him in hand paid by Mary Ann Seitz, wife of Grantor whose address is 5440 State Route 219, Coldwater, Ohio 45828

do es hereby **Grant, Bargain, Sell and Convey** to the said Mary Ann Seitz, her heirs

and assigns forever, the following described **Real Estate**,⁽¹⁾

Situated in the County of Mercer, State of Ohio and in the Township of Butler:
Being a part of a 4.938 acre tract of land out of the south side of the east half of the southeast quarter of Section 26, Town 6 South, Range 2 East, lying south of State Route #219, and more particularly described as follows:
Commencing at the southeast corner of Section 26, thence west on the south line of said Section 601.25 feet to an iron pipe for a place of beginning, thence continuing west 88.25 feet on the south line of Section 26 to an iron pipe; thence north 225.14 feet to a point on the center of State Route #219; thence North 75°52' east on the center of said State Route #219, 91.0 feet to a point; thence south 247.36 feet to the place of beginning, containing 0.479 acres of land, subject to all legal highways.

Tax ID# 3-020200.0000

Last Transfer: Volume 330, Page 791, Mercer County Deed Records.

Grantee hereby agrees to be liable for and pay the real estate taxes and assessments due and payable in July, 2000 and thereafter.

and all the **Estate, Right, Title and Interest** of the said grantor in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee

Mary Ann Seitz, her heirs and assigns forever. And the said Daniel J. Seitz does hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unencumbered**, and that he will **Defend** the same against all lawful claims of all persons whomsoever.

Exemption paragraph, conveyance Fee
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.
3217 4-24-00
Deputy Aud. Date

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 24 2000

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 24 2000

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

TAX MAP #: 08-26-400-006

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20.).

In Witness Whereof, the said Daniel J. Seitz, husband of Grantee, by and through his attorney in fact, Mary Ann Seitz

and

who

hereby release his right and expectancy of dower in said premises, has hereunto set his hand, this 20th day of April In the year A.D. Two Thousand (2000)

Signed and acknowledged in presence of us:

Judy A. Koesters
Witness - Judy A. Koesters

Monica E. Rutschling
Witness - Monica E. Rutschling

Mary Ann Seitz, Attorney in Fact for Daniel J. Seitz

Daniel J. Seitz by Mary Ann Seitz P.O.A.

State of Ohio, Mercer

County, ss.

On this 20th day of April, 2000, before me, a notary public in and for said County, personally came Daniel J. Seitz, husband of Grantee, by and through his attorney in fact, Mary Ann Seitz the grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

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

Judy A. Koesters
Notary Public

JUDY A. KOESTERS, Atty. At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date

This instrument was prepared by Judy A. Koesters Section 147.03 O.R.C.
Attorney at Law
201 East Vine Street
Coldwater, Ohio 45828
(419) 678-2378

200000002129
Filed for Record in
MERCER COUNTY, OHIO
ANDREA L SCHROYER
On 04-24-2000 09:27 am.
WARNY DEED 14.00
OR Book 109 Page 53 - 54

200000002129
KOESTERS
FILE

Warranty Deed

From

Daniel J. Seitz

To

Mary Ann Seitz

Transferred

Date

County Auditor