

Know All Men by These Presents:

That Patricia A. Carr and John Carr, Wife and Husband
 and Bonita R. Beckman, an unmarried woman
 of Dayton, Montgomery County, Ohio,
 in consideration of one dollar and other good and valuable considerations
 to them in hand paid by Stephen J. Kaup
 whose address is 412 E. Walnut Street, Coldwater, OH 45828

do hereby **Grant, Bargain, Sell and Convey**
 to the said Stephen J. Kaup
 his heirs

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

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

Being the East one-half
 of the East one-half of Out Lot Number ten (10) of the incorporated
 Village of Coldwater, Ohio, as the same is shown on the recorded plat of
 said Village.

Excepting therefrom a strip forty-nine (49) feet and six (6) inches along
 the South part thereof which was dedicated to the Village of Coldwater,
 Ohio, for street purposes, namely Walnut Street.

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

Last Transfer: Official Record Volume 51, Page 492, Deed Records of Mercer
 County, Ohio.

Parcel # 05-023700.0000

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

heirs and assigns forever. And the said Patricia A. Carr and John Carr, Wife and Husband
 and Bonita R. Beckman, an unmarried woman
 do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and
 Unencumbered**, and that they 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.

Deputy Aud. Date

TRANSFERRED

JUL 28 2000

MARK GIESIGE
 COUNTY AUDITOR
 MERCER COUNTY, OHIO

DESCRIPTION
SUFFICIENT
 FOR TAX MAPPING PURPOSES

JUL 28 2000

MERCER COUNTY
 TAX MAP DEPARTMENT

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

TAX MAP #: 08-39-109-021

In Witness Whereof, the said Patricia A. Carr and John Carr, Wife and Husband

and Bonita R. Beckman, an unmarried woman

who

hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 11 day of July In the year A.D. two thousand (2000).

Signed and acknowledged in presence of us:

Witness
Edith Marmetstein
Witness
Thomas J. Homan, Jr.
Witness
David J. Homan

Patricia A. Carr
John Carr
Bonita R. Beckman
Bonita R. Beckman

State of Ohio, Mercer County, ss.

On this 28th day of July, 2000, before me, a Notary Public in and for said County, personally came Bonita R. Beckman, an unmarried woman the grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

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

THOMAS T. HOMAN, JR.
Notary Public, State of Ohio
My Commission Expires March 3, 2003

Thomas J. Homan, Jr.
Notary Public - State of Ohio

This instrument was prepared by David Wm. Bruns, Attorney at Law
123 West Main Street, Coldwater, OH 45828
Phone: 419-678-4317

State of New York, SUFFOLK County, ss.

On this 11th day of JULY, 2000, before me, a Notary Public in and for said County, personally came Patricia A. Carr and John Carr, Wife and Husband, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

WILLIAM L. JENSEN
Notary Public, State of New York
No. 2659822
Qualified in Suffolk County
Commission Expires 7/3/01
Notary Public - State of New York

200000004279
Filed for Record in
MERCER COUNTY, OHIO
CLEM EBBING
On 07-28-2000 01:01 pm.
WARNY DEED 14.00
OR Book 115 Page 1085 - 1086

Warranty Deed

From

Patricia A. Carr and
John Carr, Wife and Husband
and
Bonita R. Beckman, unmarried

To

Stephen J. Kaup

Transferred

Date

County Auditor

200000004279
ATI TITLE AGENCY
FILE