

Instrument Book Page
200000004370 OR 115 1406**OHIO WARRANTY DEED****KNOW ALL PERSONS BY THESE PRESENTS**

That, LEON L. LaMONTAGNE SR. and PAMELA S. LaMONTAGNE, husband and wife, the Grantors, who claim title by or through instrument recorded in **DEED VOLUME 330, PAGE 319, Mercer County Recorder's Office,** for the consideration of One (\$1.00) Dollar and other good and valuable considerations received to their full satisfaction of

SCOTT A. MATTRAW and EVA L. MATTRAW,

the Grantees, whose **TAX MAILING ADDRESS** will be

507 E. Fremont Street, Ft. Recovery, Ohio 45846,

does **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said Grantees, their heirs and assigns, the following described premises:

Situated in the **VILLAGE of FT. RECOVERY, COUNTY of MERCER,** and **STATE of OHIO,** bounded and described as follows:

Being the West One-half of Lots Numbered Forty (40) and Forty-one (41) in Porterfield Addition to the Village of Fort Recovery, Mercer County, Ohio.

Tax Parcel I.D. #17-049100.0000 & 17-049300.0000

Grantors hereby assumes and agrees to pay the January, 2001, installment of real estate taxes and assessments; Grantees hereby assume and agree to pay the July, 2001, and thereafter, installment of real estate taxes and assessments thereon.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 02 2000

MERCER COUNTY
TAX MAP DEPARTMENT

TAX MAP #: 13-09-460-007
13-09-460-008

Exemption paragraph, conveyance Fee 45⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

KP 8-2-00
Deputy Aud. Date

TRANSFERRED

AUG 2 2000

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

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

TO HAVE AND TO HOLD the above-granted and bargained premises, with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever.

And, **LEON L. LaMONTAGNE SR. and PAMELA S. LaMONTAGNE, husband and wife**, the said Grantors, do for themselves and their heirs, executors, and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensealing of these presents, **they are** 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 **they will Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration, **LEON L. LaMONTAGNE SR. and PAMELA S. LaMONTAGNE, husband and wife**, do hereby remise, release and forever quitclaim unto the said Grantees, their heirs and assigns, all their right and expectancy of **DOWER** in the above described premises.

IN WITNESS WHEREOF, we have hereunto set our hands, the 27th day of Jul., in the year of our Lord **Two Thousand (2000)**.

Signed and acknowledged in the presence of:

Lawrence P. Keller
Witness - Lawrence P. Keller

Diana K. Keller
Witness - Diana K. Keller

STATE OF OHIO - COUNTY OF MERCER

200000004370
Filed for Record in
MERCER COUNTY, OHIO
CLEM EBBING
On 08-02-2000 03:12 pm.
WARNTY DEED 14.00
OR Book 115 Page 1406 - 1407

Leon L. LaMontagne Sr.
LEON L. LaMONTAGNE SR.

Pamela S. LaMontagne
PAMELA S. LaMONTAGNE
200000004370
PEOPLES
FILE

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **LEON L. LaMONTAGNE SR. and PAMELA S. LaMONTAGNE, husband and wife**, 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 _____, Ohio, this 27 day of July, A.D. 2000.



Lawrence P. Keller
Notary Public for the State of Ohio
My Commission Expires: 3/28/2005

This instrument prepared by: **KNAPKE LAW OFFICE, 115 N. Walnut St., Celina, Ohio 45822.**
At Request of: **Auction America & Real Estate, 141 St. Rt. 119, Ft. Recovery, OH**