

Know All Men by These Presents:

That Eunice M. Fritz, an unmarried woman

of

Mercer

County, Ohio,

in consideration of one dollar and other good and valuable considerations

to her in hand paid by Phyllis C. Woods and James E. Bodiker

whose address is 5221 Grove Drive, Celina, OH 45822

do es

hereby **Grant, Bargain, Sell and Convey**

to the said Phyllis C. Woods and James E. Bodiker

their heirs

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

sub Situated in the Township of Franklin, County of Mercer, and State of Ohio, to-wit:

Being Lots Numbered Twelve (12), Thirteen (13), and Fourteen (14) of "THE GROVE" SUBDIVISION (Part of Coldwater Beach Subdivision) as the same appears upon the recorded plat of "THE GROVE" SUBDIVISION (Part of Coldwater Beach Subdivision), of record in Plat Book 6, Page 2 of the Mercer County, Ohio, Records of Plats and subject to the restrictions and conditions contained in the previous deeds.

Last Transfer: Official Record Volume 116, Page 1283, Mercer County Recorder's Office.

Real estate taxes and assessments shall be prorated to the date of closing.

Permanent Parcel Numbers #9-047300.0000; #9-047400.0000, and #9-047500.0000

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 s , their**

heirs and assigns forever. And the said Eunice M. Fritz

do es hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unencumbered**, and that she will **Defend** the same against all lawful claims of all persons whomsoever.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 1 2000

MERCER COUNTY
TAX MAP DEPARTMENT

TAX MAP #:

Exemption paragraph, conveyance Fee 90.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

266 9-25-00
Deputy Aud. Date

TRANSFERRED

SEP 25 2000

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

(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 Eunice M. Fritz, an unmarried woman

who

who

hereby release her right and expectancy of dower in said premises, has hereunto set her hand, this 16th day of September In the year A.D. two thousand (2000).

Signed and acknowledged in presence of us:

Witness DAVID J. HOMAN

Witness THOMAS T. HOMAN JR

Eunice M. Fritz
EUNICE M. FRITZ

State of Ohio, Mercer County, ss.

On this 16th day of September, 2000, before me, a Notary Public in and for said County, personally came Eunice M. Fritz, 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.



DAVID J. HOMAN, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 18, 2000

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
Attorney Reg. #0002539

200000005446
Filed for Record in
MERCER COUNTY, OHIO
CLEM EBBING
On 09-25-2000 12:15 pm.
WARNY DEED 14.00
OR Book 116 Page 2225 - 2226

200000005446
BRUNS
FILE

Warranty Deed

From

EUNICE M. FRITZ

To

PHYLLIS C. WOODS and
JAMES E. BODIKER

Transferred

Date

County Auditor