

# WARRANTY DEED

Brenda M. Brunswick nka Brenda M. Wendel, a married woman, the grantor, for valuable consideration paid, grants with General Warranty Covenants, to Keith A. Brunswick, the grantee, whose tax-mailing address is 113 West Butler Street, Fort Recovery, Ohio 45846 the following real property:

Situate in the Village of Ft. Recovery, County of Mercer, and State of Ohio, to-wit:

Being ninety (90) feet of uniform width off the entire east sides of Lots Numbered Seventeen (17) and Twenty-four (24) of the original plat of the Village of Ft. Recovery, Ohio, Gibson Township side, as same are set forth on the recorded plat thereof in the Recorder's Office of Mercer County, Ohio.

Prior Instrument Reference: Volume 51, Page 1041, Official Records of Mercer County, Ohio.

The Property is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules, and regulations;
- (iv) Real estate taxes and assessments currently a lien on the Property, all of which will be prorated to date of closing.

Donald Wendel, husband of Brenda M. Brunswick nka Brenda M. Wendel, hereby releases all rights of dower herein.

WITNESS our hand the date of our acknowledgments below.

In the presence of:

Kelley J. Tobias  
Printed Name of Witness: KELLEY J. TOBIAS

As to both Grantors  
Susan K. Culy

Printed Name of Witness: SUSAN K. CULY

As to both Grantors

Printed Name of Witness: \_\_\_\_\_

Printed Name of Witness: \_\_\_\_\_

Brenda M. Brunswick  
Brenda M. Brunswick nka Brenda M. Wendel

Donald Wendel  
DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 05 2001

STATE OF INDIANA, COUNTY OF JAYES SS: MERCER COUNTY TAX MAP DEPARTMENT

The foregoing instrument was acknowledged in my presence, this 30TH day of DECEMBER, 2000 by Brenda M. Brunswick nka Brenda M. Wendel.

TRANSFERRED

JAN 5 2001

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

STATE OF INDIANA, COUNTY OF JAYES SS:

The foregoing instrument was acknowledged in my presence, this 30TH day of DECEMBER, 2000, by Donald Wendel.

Exemption paragraph, conveyance Fee 75<sup>00</sup>  
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.  
1-5-01

Jami Shankley  
NOTARY PUBLIC



Jami Shankley  
NOTARY PUBLIC



Deputy Aud. Date This instrument was prepared by: Douglas S. Jauert of the firm of WEGER, JAUERT & HERMAN LLP, Attorneys at Law, Fifth Third Bank Building, P. O. Box 1957, Wapakoneta, Ohio 45895-0957  
re\WendelDeed

TAX MAP # 13-02-353-011

Tax to # 17-015200.000  
17-018000.0000