

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT MICHAEL G. RILEY, and JANET RILEY, his wife, GRANTORS, who claim title by or through instrument recorded in Vol. 333 Page 810, Mercer County Recorder's Office, in consideration of One Dollar (\$1.00) and other valuable considerations paid to them by EMMA LOU SHAFFER, an unmarried adult, GRANTEE, whose address will be 101 S. Franklin Street, Rockford, Ohio 45882 the receipt hereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY to the said GRANTEE, her heirs and assigns forever, the following described real estate:

Situated in the Village of Rockford, County of Mercer and State of Ohio, bounded and described as follows:

Being Lot Number Sixty (60) in the Village of Rockford (formerly Lot #1 Barks Addition) LESS AND EXCEPT forty-four (44) feet of uniform width off the south side thereof.

ALSO: Being four (4) square rods commencing at the Northeast corner of Lot #60; thence North along the west line of Franklin Street one (1) rod; thence West four (4) rods; thence South one (1) rod to the Northwest corner of Lot #60; thence East four (4) rods to the place of beginning.

and all the Estate, Title and Interest of the said GRANTORS either in Law or in Equity of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues, and profits thereof: TO HAVE AND TO HOLD the same to the only proper use of the said GRANTEE her heirs, and assigns forever, and the said GRANTORS, for themselves and their successors and assigns do hereby Covenant with the said GRANTEE, her heirs and assigns that they are the true and lawful owners of the said premises and have full power to convey the same; and that the title so conveyed is clear, free and unencumbered; AND FURTHER, that they will WARRANT AND WILL DEFEND the same against all claim or claims, of all persons whatsoever;

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 08 2001

MERCER COUNTY
TAX MAP DEPARTMENT

~~Exemption paragraph~~, conveyance Fee 64⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

KP 1-8-01
Deputy Aud. Date

TAX MAP #: 2-17-429-006

TRANSFERRED

JAN 8 2001

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

IN WITNESS WHEREOF, the said JANET RILEY, who hereby releases all her dower interest, and MICHAEL G. RILEY, GRANTORS, hereto have set their hands this 5th day of January, 2001.

SIGNED AND ACKNOWLEDGED IN PRESENCE OF:

*(Please type or print witness names
beneath signatures)*

Typed name: Earl Rice

Michael G. Riley
MICHAEL G. RILEY

Typed name: Bow L. Jette

Janet Riley
JANET RILEY

STATE OF OHIO, COUNTY OF VAN WERT, SS:

BE IT REMEMBERED, That on this 5th day of January, 2001, before me, the subscriber, a notary public, in and for said State personally came MICHAEL G. RILEY and JANET RILEY, GRANTORS, in the foregoing Deed and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

[Signature]
NOTARY PUBLIC
Commission Expires:

This instrument prepared by:
Earl J. Rice
124 E. Main Street
Van Wert, OH 45891
(419) 238-6621

200100000117
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
01-08-2001 02:36 pm.
WARNTY DEED 14.00
OR Book 119 Page 2235 - 2236

200100000117
EARL J RICE
124 E MAIN ST
VAN WERT, OH 45891