



VOL 13 PAGE 649

Know All Men by These Presents

That Griesdorn and Gross Properties, an Ohio General Partnership with all of its partners being Randal L. Griesdorn, Thomas C. Griesdorn and James C. Gross, which Partnership Certificate is recorded in Vol. 2, Page 547, of the Mercer County Records of Partnership of Mercer County, Ohio,

in consideration of One Dollar (\$1.00) and other good and valubale consideration

to it in hand paid by G & G Rentals, an Ohio General Partnership with all of its partners being Randal L. Griesdorn and James C. Gross, Partnership Certificate recorded in** whose address is 120 South Third Street, Coldwater, Ohio 45828

do es hereby **Grant, Bargain Sell and Convey** to the said G & G Rentals, its successors

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

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

Being the East part of Out Lot Number Eleven (11) and better described as follows, to-wit:

Commencing for the same at the northeast corner of said Out Lot Number Eleven (11), thence West fifty five and one half (55½) feet, thence South the entire length of said Out Lot Number Eleven (11), thence East fifty five and one half (55½) feet; thence North to the North line of said Out Lot Number Eleven (11) to the place of beginning.

This conveyance is subject to all the terms and conditions of a certain Journal Entry in Case No. 14770 of the Mercer County, Ohio, Common Pleas Court as recorded in Volume 2, Page 385, Miscellaneous Records, Mercer County Recorder's Office.

LESS AND EXCEPT: Situated in the Village of Coldwater, County of Mercer, and State of Ohio, bounded and described as follows:

Commencing at the southwest corner of Out Lot Number Eleven (11), thence east sixty four and one half (64½) feet to the place of beginning, thence continuing east five and one half (5½) feet to a point on the south line of Out Lot Number Eleven (11), thence in a north-westerly direction west of Out Lot Number Eleven (11) the entire length of Out Lot Number Eleven (11) to a point that is fifty five and one half (55½) feet west of the northeast corner of Out Lot Number Eleven (11), thence south the entire length of Out Lot Number Eleven (11) to the place of beginning.

Last Transfer: Volume 324, Page 198, Mercer County Deed Records.

Grantors hereby agree to be liable for and pay the real estate taxes and assessments due an dpayable in July, 1996. Grantees agree to be liable for and pay the real estate taxes and assessments due and payable thereafter.

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, G & G Rental, its successors

hoixx and assigns forever. And the said Griesdorn and Gross Properties

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

**Volume 2, Page 557, Mercer County Recorder's Office.

Exemption paragraph, conveyance Fee
The Grantor and Grantee of this deed have complied with the provisions of R.C. 5319.20, 5319.22, Mark George Mercer County Auditor.

E. M. 8-7-96
Deputy Aud. Date

ENG. MAP #: 002-3422-01-204.00-05

AUG 07 1996

MEMBER OF THE
TAX MAP DEPARTMENT

MMO

(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 Griesdorn and Gross Properties, an Ohio General Partnership, consisting of Randal L. Griesdorn, Thomas C. Griesdorn and James C. Gross who hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 30th day of July in the year A.D. nineteen hundred and ninety-six (1996).

Signed and acknowledged in presence of us:

Witness-Elmer Eyink as to 1 and 3

Witness-Hyla K. Griesdorn as to 2

Witness-Angela T. Pank as to 2

Witness-Ralph E. Griesdorn as to 1 and 3

State of Ohio, Mercer

County, ss.

On this 30th day of July, 1996, before me, a notary public in and for said County, personally came Randal L. Griesdorn and James C. Gross, partners on behalf of Griesdorn and Gross Properties, an Ohio General Partnership 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.

Judy A. Koesters
Notary Public
JUDY A. KOESTERS, Atty. At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

This instrument was prepared by Judy A. Koesters
Attorney at Law
201 East Vine Street
Coldwater, Ohio 45828
(419) 678-2378

STATE OF OHIO, COUNTY OF CUYAHOGA ss.

On this 22ND day of July, 1996, before me, a notary public in and for said County, personally came Thomas C. Griesdorn, a partner on behalf of Griesdorn and Gross Properties, an Ohio General Partnership, the grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

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

Carol L. Davignon
Notary Public

My Commission Expires Dec. 26, 1998
Cuyahoga County
Notary Public, State of Ohio
CAROLE L. DAVIGNON

61552
Warranty Deed

From

Griesdorn and Gross
Properties

To

G & G Rentals

Transferred

19
AUG 07 1996

Mercer County Auditor
COUNTY AUDITOR
MERCER COUNTY, OHIO

PRESENTED FOR RECORD
The 1 day August 1996
at 3:37 O'clock P M
Record of Deeds
Patricia E. Grote
RECORDER MERCER CO., OHIO
Fee \$14.00

OR vol. 13 pg. 649-50