

APPROVED

ENG. MAP #: 005-1942-02-002, 00-09

AUG 16 1996

PARCEL NO. 9-005400-0700  
GENERAL WARRANTY DEED

Vol 13 PAGE 988

MERCER COUNTY  
TAX MAP DEPARTMENT

BY WMS FERDINAND C. WINT and KAYE WINT, husband and wife, of Mercer County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to ROBERT E. GARMAN, whose tax mailing address is: 5252 Montezuma Acres, Celina, Ohio 45822, the following Real Property:

Situated in the Township of Franklin, County of Mercer and State of Ohio:

Being Lot Number Seven (7) in MONTEZUMA ACRES WEST SUBDIVISION as the same is shown on the recorded plat thereof in Plat Cabinet 1, Page 83, and subject to the Covenants and Restrictions as set forth in miscellaneous Volume 8, Pages 173 through 176, and the Declaration of Covenants, Conditions and Restrictions set forth in Miscellaneous Volume 8, Pages 182 through 189, all of the said records being in the Mercer County Recorder's Office.

Subject to all easements, covenants, conditions, restrictions and reservations of record and all zoning and legal highways.

PRIOR INSTRUMENT REFERENCE: Volume 327, Page 792 of the Deed Records of Mercer County, Ohio.

Saving and excepting all taxes and assessments due and payable with the December, 1996 installment and thereafter all of which grantee herein assumes and agrees to pay.

WITNESS their hands this 14th day of August, 1996.

Signed and acknowledged  
in the presence of:

[Signature]  
Witness G. A. Snyder

[Signature]  
Ferdinand C. Wint

(Print or Type Name)

[Signature]  
Witness STEVEN L. CLAYTON

[Signature]  
Kaye Wint

(Print or Type Name)

STATE OF OHIO )  
 ) SS:  
COUNTY OF MERCER )

Exemption paragraph, conveyance Fee 128<sup>29</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
519, 202 Mark Giesige Mercer  
County Auditor.  
KP 7-16-96  
Deputy Aud. Date

BE IT REMEMBERED, That on this 14th day of August, 1996, before me, the subscriber, a notary public, in and for said county and state, personally came, FERDINAND C. WINT and KAYE WINT, the 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 this day and year aforesaid.



G.A. SNYDER,  
Notary Public In and for the  
State of Ohio My Commission  
Expires JUNE 28 1997

[Signature]  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:  
DAVID G. SUNDERLAND  
ATTORNEY AT LAW  
410 CORPORATE CENTER DRIVE  
VANDALIA, OHIO 45377

61706  
PRESENTED FOR RECORD  
The day August 1996  
at 10:17 o'clock A. M.  
Record of Deeds

Patricia E. Grote  
RECORDER MERCER CO., OHIO

Fee \$ 14.00  
OR Vol. 13 pg. 988

AUG 16 1996

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO