

WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS:

THAT MARK A. HEITKAMP AND TINA S. HEITKAMP, husband and wife, GRANTORS, of Mercer County, Ohio, in consideration of \$1.00 and other valuable consideration to them in hand paid by JAMES W. KEISER AND TERRY A. KEISER do hereby **GRANT, BARGAIN, SELL, AND CONVEY** to the said JAMES W. KEISER AND TERRY A. KEISER, 309 W. Pearl St., Rockford, Ohio, 45882, their heirs and assigns forever, the following described **REAL ESTATE**, in the Village of Rockford, in the County of Mercer, State of Ohio, and being more particularly described as follows:

Being Lot Number Two Hundred Forty-seven (247) of the Revised Numbering of the Village of Rockford, Ohio, in Hedges Heirs Addition, as same appears upon the recorded plat of said Addition to said Village.

Tax Parcel No. #004-1741-02-005-08 (Map) 8-030500.0000
#08-03-500-0000 (Tax) 2-17-428-005

Grantors shall pay the real estate tax installment due in January 2002 and Grantees shall pay all taxes thereafter.

LAST TRANSFER: Volume 315, Page 542 of the Mercer County Deed Records.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantors in and to the said premises; **TO HAVE AND TO HOLD** the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, their heirs and assigns forever.

And the said MARK A. HEITKAMP AND TINA S. HEITKAMP do hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that they will **DEFEND** the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said MARK A. HEITKAMP AND TINA S. HEITKAMP, Husband and Wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands, this 21st day of Dec., 2001.

Signed and acknowledged Before:

Ester Zyglman
Witness -

Rohi Smith
Witness -

Mark A. Heitkamp
MARK A. HEITKAMP

Tina S. Heitkamp
TINA S. HEITKAMP

RECORDED
FOR RECORDING PURPOSES

JAN 03 2002

MERCER COUNTY
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee 50.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

E.M. 1-3-02
Deputy Aud. Date

TRANSFERRED

JAN 3 2002

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

TAX MAP #: 2-17-428-005

STATE OF OHIO COUNTY OF MERCER SS.

BE IT REMEMBERED, THAT on the 21st day of December, 2001, before me, the subscriber, a notary public in and for said state, personally came MARK A. HEITKAMP and TINA S. HEITKAMP the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.



ESTHER ZIZELMAN
In and for the State of Ohio
Commission Expires, Oct. 03, 2006

Ester Spelman
Notary Public

Instrument Prepared By: Paul E. Howell, Attorney at Law, 420 S. First St., Coldwater, Ohio 45828,
(419) 678-7111

AUDITOR'S STAMPS

200200000116
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
01-03-2008 01:05 pm.
WARRANTY DEAD 14.00
QR Book 136 Page 993 - 994

200200000116
KNAPKE
FILE