

<b>Instrument</b>	<b>Book</b>	<b>Page</b>
200200000889	OR 137	1661

**OHIO WARRANTY DEED****KNOW ALL PERSONS BY THESE PRESENTS**

That, **Craig L. Osborn and Leigh Ann Osborn, husband and wife**, the Grantors, who claim title by or through instrument recorded in **OFFICIAL RECORDS VOLUME 30, PAGE 269, Mercer County Recorder's Office**, for the consideration of One (\$1.00) Dollar and other good and valuable considerations received to their full satisfaction of

John H. Shaffer and Melissa A. Shope

the Grantees, whose **TAX MAILING ADDRESS** will be

415 West Columbia Street, Rockford, OH 45882

do **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said Grantees, their heirs and assigns, the following described premises:

Situated in the **VILLAGE of ROCKFORD, COUNTY of MERCER, and STATE of OHIO** and bounded and described as follows:

Being Lot Number Forty-eight (48) of the Subdivision of Out-Lot Number Forty-three (43) of Fordyce and Wisterman's Addition to the Village of Rockford, Ohio, and more particularly described as follows, to-wit:

Commencing for the same at a point Thirteen (13) rods West of the Southeast corner of Out-Lot Number Forty-three (43) as shown on the Plat of the Village of Rockford, Ohio; thence running West Four (4) rods; thence North Eight (8) rods; thence East Four (4) rods; thence South Eight (8) rods to the place of beginning, subject to all easements, restrictions, limitations, and rights of way imposed thereon.

Subject to a building encroachment in the Northeast corner of the real estate described herein.

Grantors and Grantees hereby agree that all taxes and assessments shall be prorated to the date of closing.

Tax I.D. Parcel Number: 8-063-800-0000

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

JAN 25 2002

MERCER COUNTY  
TAX MAP DEPARTMENT

TAX MAP #: 2-17-280-014

**TRANSFERRED**

JAN 25 2002

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 89.50  
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.  
KP 1-25-02  
Deputy Aud. Date

be the same more or less, but subject to all legal highways.

**TO HAVE AND TO HOLD** the above-granted and bargained premises, with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever.

And **Craig L. Osborn and Leigh Ann Osborn, husband and wife**, the said Grantors, do for themselves and their heirs, executors, and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensealing of these presents, **they are** well seized of the above-described premises, as a good and indefeasible estate in **FEE SIMPLE**, and have good right to bargain and sell the same in manner and form as above written, and that the same are **free from all incumbrances whatsoever** and that **they will Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration, **Craig L. Osborn and Leigh Ann Osborn, husband and wife**, do hereby remise, release and forever quitclaim unto the said Grantees, their heirs and assigns, all their right and expectancy of **DOWER** in the above described premises.

**IN WITNESS WHEREOF**, we have hereunto set our hands, the 24<sup>th</sup> day of January, in the year of our Lord **Two Thousand Two (2002)**.

Signed and acknowledged in the presence of:

Victoria S. Hitchen  
Witness

Pam Betsill  
Witness **PAM BETSILL**

X Craig L. Osborn  
**Craig L. Osborn**

X Leigh Ann Osborn  
**Leigh Ann Osborn**

**STATE OF OHIO - COUNTY OF MERCER**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Craig L. Osborn and Leigh Ann Osborn** who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal, at Ohio, this 24<sup>th</sup> day of January, 2002.



VICTORIA S. HITCHEN  
Notary Public, State of Ohio  
My Comm. Expires: 2-15-2005  
2005

Victoria S. Hitchen  
**Notary Public for Ohio**  
**My Commission Expires:**

This instrument prepared by: **KNAPKE LAW OFFICE, CELINA, OHIO.**

200200000889  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
01-25-2002 11:28 am.  
WARRANTY DEED 14.00  
OR Book 137 Page 1661 - 1662

200200000889  
VICTORIA HITCHEN  
221 S FRONT ST  
ST MARYS, OH 45885