



# Know All Men by These Presents:

**That** Scott N. Kahlig and Shannon Kahlig, husband and wife

of

County, Ohio,

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

to them in hand paid by James W. Geeslin

whose address is 107 N. Cedar Street, Coldwater, Ohio 45828

do hereby **Grant, Bargain, Sell and Convey**, with

general warranty covenants,

to the said James W. Geeslin,

his heirs

and assigns forever, the following described **Real Estate**,<sup>(1)</sup>

Situated in the Village of Coldwater, County of Mercer, and State of Ohio:

Being Lot No. Seven Hundred and Eight (708) in Werling's First Addition to the Village of Coldwater, Ohio:

Also described as: A tract of land in the Southwest quarter of the Southeast Quarter of Section 28, Town 6 South, Range 2 East, Butler Township, Mercer County, Ohio, the same being a portion of Out Lot 59, Village of Coldwater, Ohio, and more particularly described as follows:

Beginning 184.5 feet north along the quarter section line from a brass plug at the intersection of Main and Cedar Streets, marking the South quarter part of Section 28, Butler Township; thence North on and along the quarter section line 58 feet to a point; thence South 88°43' East a distance of 146 feet to a point; thence South 1°30' West a distance of 58 feet to a point on the north line of alley running east

\*See reverse for continuation of legal description

and all the **Estate, Right, Title and Interest** of the said grantors in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee

James W. Geeslin, his

heirs and assigns forever.

**In Witness Whereof**, the said Scott N. Kahlig and Shannon Kahlig,  
husband and wife

and

who

hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 19<sup>th</sup> day of January In the year A.D. 2002

Signed and acknowledged in presence of us:

Dean Carpenter  
Witness

DEAN CARPENTER

Larry Lineberger  
Witness

LARRY LINEBERGER

Scott N. Kahlig  
Scott N. Kahlig

Shannon Kahlig  
Shannon Kahlig

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20.)

State of ~~Ohio~~ North Carolina GASTON County, ss.

On this 19<sup>th</sup> day of January, 2002, before me, a notary public in and for said County, personally came Scott N. Kahlig and Shannon Kahlig, husband and wife 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.

SEAL

Dean Carpenter  
Notary Public  
my Commission Expires -02-05-2006  
DEAN CARPENTER

This instrument was prepared by Kathryn W. Speelman  
Attorney at Law  
201 East Vine Street  
Coldwater, Ohio 45828  
(419) 678-2378

\*and west; thence North 88°43' West a distance of 146 feet to the point of beginning, same being the northwest corner of Out Lot 59 as shown on the recorded plat of Coldwater, Ohio, except 30 feet of uniform width off the West side thereof heretofore conveyed to Coldwater, Ohio, dated September 7, 1950, and recorded in Deed Record 163, Page 505, Recorder's Office, Mercer County, Ohio.

Tax ID# 05-109600.0000

Real estate taxes and assessments shall be prorated to the date of closing.

Last Transfer: Volume OR11, Page 189, Mercer County Official Records.

Top Map # 8-28-453-002

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 31 2002

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JAN 31 2002

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance Fee~~ 63<sup>50</sup>

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

KP 1-31-02  
Deputy Aud. Date

200200001140  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
01-31-2002 12:59 PM.  
WARNTY DEED 14.00  
OR Book 137 Page 2598 - 2599

Waranty Deed

From

Scott N. Kahlig  
Shannon Kahlig

To

James W. Geeslin

Transferred

Date

County Auditor

200200001140  
ATI TITLE AGENCY OF OHIO INC  
3113 W ELM ST  
LIMA, OH 45805