

Instrument 200200002007 OR Book 139 Page 555

**OHIO WARRANTY DEED - From a Corporation****KNOW ALL MEN BY THESE PRESENTS**

That **Klosterman Development Corporation**, a corporation incorporated under the laws of the State of Ohio, the Grantor, for valuable consideration paid, grants, bargains, sells, and conveys with general warranty covenants, to

**Michael Davis and Tiffany Davis,**

the Grantees, whose tax mailing address is **5581 Johnston Road, Celina, OH 45822,**

the following real property located in the Township of Butler, County of Mercer, and State of Ohio:

**Being Lot Number Four (4) of the WATER'S EDGE ADDITION PHASE ONE**, as shown on the recorded plat thereof as recorded in Plat Cabinet 1, Pages 313- 314, Mercer County Recorder's Plat Records, subject to all easements, conditions and restrictions of record.

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

Tax Parcel I.D. Number: 02-000300.0400

**Prior Instrument Reference:** Official Record Volume 62, Page 620, Mercer County Recorder's Records.

*Tax Map # 8-13-400-022*

**DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES**

**FEB 27 2002**

**MERCER COUNTY  
TAX MAP DEPARTMENT**

~~Exemption paragraph, conveyance fee~~ *151.30*  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
310, 200 Mark Giesige Mercer  
County Auditor.

*366* *2-27-02*  
Deputy Aud. Date

**TRANSFERRED**

**FEB 27 2002**

**MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO**

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 thereunto belonging, unto the said Grantees, their heirs and assigns forever.

And the said Grantor, does for itself and its successors and assigns, covenant with the said Grantees, their heirs and assigns, that at and until the ensealing of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and has good right to bargain and sell the same in manner and form as above written, and that the same are **free and clear from all incumbrances whatsoever**, and that it will **WARRANT AND DEFEND** said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, forever, against all lawful claims and demands whatsoever.

**IN WITNESS WHEREOF** said corporation sets its hand and corporate seal by **Steve Klosterman, its President**, this 26 day of February, 2002.

Signed and acknowledged  
in the presence of:

**KLOSTERMAN DEVELOPMENT  
CORPORATION**

Sarah D. Hiler  
Witness Sarah D. Hiler

By: Steve Klosterman  
Steve Klosterman, its President

Pam Betsill  
Witness Pam Betsill

**STATE OF OHIO - COUNTY OF MERCER:**

Before me, a notary public in and for said County and State, personally appeared the above named **Steve Klosterman, President of KLOSTERMAN DEVELOPMENT CORPORATION**, an Ohio corporation, who acknowledged that he did sign the foregoing instrument, and that the same is the free act and deed of said Corporation, and the free act and deed of him personally and as such officer.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at Celina, Ohio, this 26 day of February, 2002.

**SEAL**

**TAMARA K BARGER**  
Notary Public-State of Ohio  
My Commission Expires August 20, 2004  
in Mercer County

Tamara K Barger  
Notary Public for Ohio  
My Commission

This instrument prepared by: **Knapke Law Office, Attorneys at Law, Celina, Ohio.**  
At Request Of: **RE/MAX Professional Associates, Celina, Ohio.**

200200002007  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
02-27-2002 10:23 am.  
WARRANTY DEED 14.00  
OR Book 139 Page 555 - 556

200200002007  
LAWYERS TITLE AGENCY  
234 N MAIN ST  
LIMA, OH 45801