



# Know All Men by These Presents:

**That** Austin Remaklus, aka Austin N. Remaklus, by and through his attorney in fact, Virginia Remaklus, pursuant to Power of Attorney recorded at Volume 137, Page 1782, Mercer County Official Records, married

of Mercer County, Ohio,

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

to him in hand paid by Michael D. Geier and Brian P. Geier

whose address is 5207 Erastus Durbin Road, Coldwater, Ohio 45828

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

general warranty covenants,

to the said Michael D. Geier and Brian P. Geier

th eir 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, and bounded and described as follows: to-wit:

The east half of Section D and E, of Out-Lot number twenty-four (24) as found on the recorded plat of the Village of Coldwater, Ohio and beginning at a point one hundred and eighty (180) feet south of the northeast corner of out-lot number twenty-four (24). Thence south fifty-four (54) feet; thence west 117 feet and six (6) inches; thence north fifty-four (54) feet; thence east one hundred and seventeen (117) feet and six (6) inches to the place of beginning.

Tax ID# 05-018560.0000

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

Last Transfer: Volume 149, Page 291, Mercer County Deed Records.

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

Michael D. Geier and Brian P. Geier, their

heirs and assigns forever.

Austin Remaklus, aka Austin N. Remaklus, by and through his attorney in fact, Virginia Remaklus, pursuant to Power of Attorney recorded at Vol. 137, Page 1782, Mercer County Official Records, and

**In Witness Whereof**, the said

Loretta K. Remaklus, by and through her attorney in fact, Virginia Remaklus, pursuant to Power of Attorney recorded at Vol. 137, Page 1786 Mercer County Official Records, hereby release their right and expectancy of dower in said premises, ha ve hereunto set their

hand s, this 22<sup>nd</sup> day of February in the year A.D. 2002

Signed and acknowledged in presence of us:

Witness

Witness

Virginia Remaklus  
Virginia Remaklus, Attorney in Fact  
for Austin N. Remaklus

Virginia Remaklus  
Virginia Remaklus, Attorney in Fact  
for Loretta K. Remaklus

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

State of Ohio, Mercer County, ss.

On this 27<sup>th</sup> day of February, 2002, before me, a notary public Austin Remaklus aka Austin N. Remaklus, by and through his in and for said County, personally came attorney in fact, Virginia Remaklus and Loretta K. Remaklus, by and through her attorney in fact, Virginia Remaklus, 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

  
Notary Public

RANDALL K. EVERS, Notary Public  
In and for the State of Ohio  
My Commission Expires 9/3/2003

This instrument was prepared by Judy A. Koesters  
Attorney at Law  
201 East Vine Street  
Coldwater, Ohio 45828  
(419) 678-2378

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

FEB 27 2002

MERCER COUNTY  
TAX MAP DEPARTMENT

TAX MAP #: S-33-239-016

Exemption paragraph, conveyance Fee 14.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.  
SLA 2-27-02  
Deputy Aud. Date

TRANSFERRED

FEB 27 2002

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

200200002017  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
02-27-2002 02:01 pm.  
WARNTY DEED 14.00  
OR Book 139 Page 616 - 617

200200002017  
EVERS  
FILE

Waranty Deed

From

Austin Remaklus

To

Michael D. Geier  
Brian P. Geier

Transferred

Date

County Auditor