



**GENERAL WARRANTY DEED\***

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Coldwater Lumber, Inc.  
(AKA Coldwater Lumber Co.)

<sup>(1)</sup>, a corporation organized and existing under

the laws of the State of Ohio

for valuable consideration paid, grants, with general warranty covenants, to Carl H. Kohn and Mary M. Kohn, husband and wife, for their joint lives, remainder to the survivor of them

, whose tax-mailing address is

6605 Beaver Creek Drive, Celina, OH 45822

the following **REAL PROPERTY**: Situated in the County of Mercer in the State

of Ohio and in the Township of Franklin <sup>(2)</sup>

*DUB* Being Lot Numbered Thirty (30) of Brookside Estates, which subdivision is recorded in Plat Cabinet 1, Pages 173-175, Mercer County Recorder's Records, as shown upon the recorded plat thereof, and subject to all easements, conditions, restrictions, and right of ways of record.

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

Prior Instrument Reference: Vol. 328 Page 461 of the Deed Records of Mercer County, Ohio.

**IN WITNESS WHEREOF**, grantor has caused its corporate name to be subscribed hereto by Jeff Wenning, its president, ~~XXXX~~ ~~XXXXXXXXXX~~ thereunto duly authorized by resolution of its board of directors, this 21st day of August 1996.

Signed and acknowledged in the presence of:

Thomas T. Homan, Jr. Coldwater Lumber, Inc. <sup>(3)</sup>  
WITNESS Thomas T. Homan, Jr.

David J. Homan by Jeff Wenning PRESIDENT  
WITNESS David J. Homan

State of Ohio County of Mercer SS.

**BE IT REMEMBERED**, That on this 21st day of August, 1996, before me, the subscriber, a Notary Public in and for said state, personally came Jeff Wenning, president, ~~XXXX~~ ~~XXXXXXXXXX~~ of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be ~~his~~ his ~~XXXX~~ and its voluntary act and deed, pursuant to authority of its board of directors.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid. David J. Homan  
Notary Public - State of Ohio  
My Commission Expires Oct. 18, 2000

This instrument was prepared by David Wm. Bruns, Attorney at Law  
123 West Main Street, Coldwater, OH 45828

- 1. Name of Grantor.
- 2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
- 3. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

\* See Sections 5302.05 and 5302.06 Ohio Revised Code.

61821

**GENERAL WARRANTY DEED  
BY A CORPORATION**

FROM

Coldwater Lumber, Inc.

TO

Carl H. Kohn and  
Mary M. Kohn

PRESENTED FOR RECORD  
This 23 day August 1996  
at 11:54 o'clock A M  
Record of Deeds 100  
Patricia E. Grate  
RECORDER MERCER CO., OHIO  
Fee \$ 14.00  
OR Vol A Pg. 276-77  
*Knapke*

APPROVED

AUG 22 1996

MERCER COUNTY  
TAMM CLERK DEPARTMENT

*J. F. E.*

ENG. MAP #: 205-27-22-0400/00-00

Exemption paragraph, conveyance Fee 113.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319.209 Mark Giesige Mejer  
County Auditor

*M. Giesige*  
8/22/96  
Deputy Aud. Date

RECORDED

AUG 22 1996

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

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RECORDED  
INDEXED  
SERIALIZED  
AUG 22 1996