

Instrument Book Page
200200004832 OR 143 1476**OHIO WARRANTY DEED****KNOW ALL PERSONS BY THESE PRESENTS**

That, **Kevin J. Timmerman and Sharon E. Timmerman, husband and wife**, the Grantors, who claim title by or through instrument recorded in **DEED VOLUME 320, PAGE 982, 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

Donna I. Pearson

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

402 West Milligan Street, Fort Recovery, OH 45846

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

Situate in the Village of Ft. Recovery, Gibson Township side, Mercer County, Ohio, and being Lot No. 8, Arrowhead First Addition, as recorded in Plat Cabinet 1, page 23, but subject to easements of record and plat restrictions.

Grantors hereby assume and agree to pay the July, 2002, installment of real estate taxes and assessments; Grantee hereby assumes and agrees to pay the January, 2003, and thereafter, installment of real estate taxes and assessments thereon.

Tax Parcel I.D. # 17-006700.0200

Tax map # 13-16-101-009

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 07 2002

MERCER COUNTY
TAX MAP DEPARTMENT

~~Exemption paragraph, conveyance Fee~~ 113.00

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

SLH 6-7-02
Deputy Aud. Date

TRANSFERRED

JUN 07 2002

MARY GLAUGE
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 thereof, unto the said Grantee, her heirs and assigns forever.

And **KEVIN J. TIMMERMAN AND SHARON E. TIMMERMAN, husband and wife**, the said Grantors, do for themselves and their heirs, executors, and administrators, covenant with the said Grantee, her 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 Grantee, her heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration, **Kevin J. Timmerman and Sharon E. Timmerman**, do hereby remise, release and forever quitclaim unto the said Grantee, her heirs and assigns, all their right and expectancy of **DOWER** in the above described premises.

June 6-2002
Date

+ Kevin J. Timmerman
KEVIN J. TIMMERMAN

June 6-2002
Date

+ Sharon E. Timmerman
SHARON E. TIMMERMAN

STATE OF OHIO - COUNTY OF MERCER

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Kevin J. Timmerman and Sharon E. Timmerman, husband and wife**, 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 Ft. Recovery, Ohio, this 6 day of June, 2002.

SEAL

Lawrence Keller
Notary Public for Ohio
My Commission Expires: 3/28/2005

200200004832
Filed for Record in
MERCER COUNTY, OHIO
JONATHAN K. BARBER
ON-07-2002 03:48 pm.
WARRANT DEED 14100
On Book 143 Page 1476 - 1477

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

200200004832
DONNA L PEARSON
1726 UNION CITY RD
PO BOX 195
FT. RECOVERY, OH 45846