



Know All Men by These Presents:

That Richard A. Powell, an unmarried man
of Mercer County, Ohio,
in consideration of one dollar and other good and valuable considerations
to him in hand paid by Steven R. Klosterman
whose address is 6630 South Drive, Celina, OH 45822
do es hereby **Grant, Bargain, Sell and Convey**
to the said Steven R. Klosterman
his heirs
and assigns forever, the following described **Real Estate**,⁽¹⁾

Situated in the County of Mercer, in the State of Ohio, and the Township of Franklin:

Being Lot Number Nine (9) and Lot Number Thirteen (13) of Dorsten's Addition, as the same appears upon the recorded plat thereof, Plat Book 4, Page 62, Mercer County, Ohio, Record of Plats.

Permanent Parcel # 09-053200.0000 (Lot 9)
Permanent Parcel # 09-053600.0000 (Lot 13)
Tax map # 9-20-332-001; 9-20-332-002
Last Transfer: Official Record Volume 112, Page 789, Mercer County Recorder's Office.

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

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 19 2002

MERCER COUNTY
TAX MAP DEPARTMENT

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, his heirs and assigns forever. And the said Richard A. Powell do es hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unencumbered**, and that he will **Defend** the same against all lawful claims of all persons whomsoever.

TRANSFERRED

JUN 19 2002

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance fee~~ 109⁹⁰
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.
KP 6-19-02
Deputy Aud. Date

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

In Witness Whereof, the said Richard A. Powell, an unmarried man

~~xxx~~

who

hereby releases his right and expectancy of dower in said premises, has hereunto set his hand, this 6th day of June, 2002 In the year A.D.

~~Sign and acknowledge in presence of us~~

Richard A Powell
RICHARD A. POWELL

State of Ohio, Mercer County, ss.

On this 6th day of June, 2002, before me, a Notary Public in and for said County, personally came Richard A. Powell, an unmarried man the grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

SEAL

ROSALIE WRIGHT, Notary Public
In and for the State of Ohio
My Commission Expires January 9, 2006

Rosalie Wright

Notary Public - State of Ohio

This instrument was prepared by David Wm. Bruns
Attorney Reg. #0002539
123 West Main Street
Coldwater, OH 45828
Phone: 419-678-4317

200200005157
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
06-19-2002 10:33 am.
WARNTY DEED 14.00
OR Book 144 Page 153 - 154

200200005157
SQUIRE
FILE

Warranty Deed

From

RICHARD A. POWELL

To

STEVEN R. KLOSTERMAN

Transferred

Date

County Auditor