

OHIO WARRANTY DEED

Instrument Book Page
200200006219 OR 145 2179

KNOW ALL PERSONS BY THESE PRESENTS

That, Virginia L. Pugh formerly known as Virginia L. Timmerman, a married woman, and Jeffrey A. Pugh, her husband, the Grantors, who claim title by or through instruments recorded in Deed Volume 324, Page 89, and Official Record Volume 39, Page 139, 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

Michael R. Evans and Jill M. Evans

the Grantees, whose TAX MAILING ADDRESS will be: 206 Gwendolyn Street
Ft. Recovery, OH 45846

do GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, their heirs and assigns, the following described premises:

Situated in the VILLAGE of FT. RECOVERY, COUNTY of MERCER, and STATE of OHIO, bounded and described as follows:

Being Lot Number Twenty-seven (27) in Geo. W. Krenning's Addition to the Village of Fort Recovery, Ohio, Gibson Township, Mercer County, Ohio, as the same appears upon the recorded plat thereof, subject to all conditions, restrictions, privileges, limitations, reservations, and easements of record.

Tax Parcel I.D. # 17-043900.0000

Sum # 13-9-356-009

Grantors herein assume and agree to pay the January, 2003, installment of real estate taxes and assessments. Grantees herein assume and agree to pay all taxes and assessments due and payable thereafter.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 31 2002

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 31 2002

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 55.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

KP 7-31-02
Deputy Aud. Date

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 Grantees, their heirs and assigns forever.

And Virginia L. Pugh formerly known as Virginia L. Timmerman, a married woman, and Jeffrey A. Pugh, her husband, the said Grantors, do for themselves and their heirs, executors, and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensealing of these presents, **they are** well seized of the above-described premises, have 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 Grantees, their heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration, Virginia L. Pugh formerly known as Virginia L. Timmerman, a married woman, and Jeffrey A. Pugh, her husband, do hereby remise, release, and forever quit claim unto the said Grantees, their heirs and assigns, all their right and expectancy of dower in the above described premises.

Dated: 7/22/02

Virginia L. Pugh
Virginia L. Pugh formerly known as
Virginia L. Timmerman

Jeffrey A. Pugh
Jeffrey A. Pugh

STATE OF OHIO - COUNTY OF MERCER

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Virginia L. Pugh formerly known as Virginia L. Timmerman, a married woman, and Jeffrey A. Pugh, her husband**, who acknowledged that they did sign the foregoing instrument and that the same are their free acts and deeds.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Ft. Recovery, Ohio, this 22 day of July, A.D. 2002.

SEAL

Lawrence P. Keller
Notary Public for the State of Ohio
My Commission Expires: 7/28/05

This instrument prepared by: **KNAPKE LAW OFFICE**, 115 N. Walnut St., Celina, Ohio 45822.

200200006219
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
07-31-2002 02:42 pm.
WARNTY DEED 14.00
OR Book 145 Page 2179 - 2180

200200006219
KNAPKE
FILE