

<b>Instrument</b>	<b>Book</b>	<b>Page</b>
200200007540	OR 148	430

**OHIO WARRANTY DEED - From a Corporation****KNOW ALL MEN BY THESE PRESENTS**

That **Klosterman Development Corp.**, a corporation incorporated under the laws of the State of Ohio, the Grantor, for valuable consideration paid, grants, bargains, sells, and conveys with general warranty covenants, to

**Gary D. Croft and Sandra M. Croft, husband and wife, for their joint lives, remainder to the survivor of them,**

the Grantees, whose tax mailing address is **6698 Treasure Cove, Celina, OH 45822,**

the following real property located in the **TOWNSHIP of FRANKLIN, COUNTY of MERCER, and STATE of OHIO:**

**Being Lot Number Seven (7) of the Treasure Cove Subdivision** as shown on the recorded plat thereof recorded in Plat Cabinet 1, Page 315, of the Mercer County, Ohio, Recorder's Plat Records, subject to all conditions, restrictions and easements of record.

Grantor and Grantees hereby agree that all taxes and assessments shall be prorated to the date of closing.

Tax Parcel I.D. Number: 09-035700.0411

*Tax Map # 9-20-178-028*

**Prior Instrument Reference:** Deed Volume 315, Page 807, and Volume 328, Page 255, Mercer County Recorder's Records.

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

**SEP 12 2002**

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

**SEP 12 2002**

GEORGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance Fee~~ **55<sup>40</sup>**  
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

VP 9-12-02  
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 thereunto belonging, unto the said Grantees, their heirs and assigns forever.

And the said Grantor, does for itself and its successors and assigns, covenant with the said Grantees, their heirs and assigns, that at and until the ensealing of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and has good right to bargain and sell the same in manner and form as above written, and that the same are **free and clear from all incumbrances whatsoever**, and that it will **WARRANT AND DEFEND** said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, forever, against all lawful claims and demands whatsoever.

**KLOSTERMAN DEVELOPMENT CORP.**

9/6/02  
Date

By: Steve Klosterman  
Steve Klosterman, its President

**STATE OF OHIO - COUNTY OF MERCER:**

Before me, a notary public in and for said County and State, personally appeared the above named **Steve Klosterman, President** of **KLOSTERMAN DEVELOPMENT CORP.** an Ohio corporation, who acknowledged that he did sign the foregoing instrument, and that the same is the free act and deed of said Corporation, and the free act and deed of him personally and as such officer.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at Celina, Ohio, this 6 day of Sept, 2002.

SEAL

Diana Joan Eynik  
Notary Public for Ohio  
My Commission  
Diana Joan Eynik

This instrument prepared by: Knapke Law Office, Attorneys at Law, Celina, Ohio.  
At Request Of: RE/MAX Professional Associates, Celina, Ohio.

200200007540  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
09-12-2002 03:53 PM.  
WARRANTY DEED 14.00  
OR Book 148 Page 430 - 431

200200007540  
DELPHOS TITLE AGENCY INC  
125 E THIRD ST  
DELPHOS, OH 45833