

OHIO WARRANTY DEED

Instrument Book Page
200200008800 OR 150 1399

KNOW ALL PERSONS BY THESE PRESENTS

That, Irene M. Reitz, an unmarried woman, the Grantor, who claims title by or through instrument recorded in Deed Volume 317, Page 866, Mercer County Recorder's Records, for the consideration of One (\$1.00) Dollar and other good and valuable considerations received to her full satisfaction of

Nicholas J. Dues

the Grantee, whose TAX MAILING ADDRESS will be: 305 George Street
Ft. Recovery, OH 45846

does GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, his heirs and assigns, the following described premises:

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

Being Lot Number Twenty (20) in the Hickory Circle Subdivision to the Village of Ft. Recovery, as shown on the recorded plat thereof in Plat Book 9, Page 20, and subject to the restrictions recorded in Miscellaneous Volume 4, Page 181, of the Mercer County Records, and subject to all easements, conditions and right of ways of record.

Tax Parcel I.D. # 17-054100.0000

Map # 13-16-103-001

Grantor hereby assumes and agrees to pay the January, 2003, installment of real estate taxes and assessments. Grantee hereby assumes and agrees to pay the July, 2003, and thereafter installments of real estate taxes and assessments.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 21 2002

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 21 2002

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 9500

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

107B
Deputy Aud. Date

10-21-02

be the same more or less, but subject to all legal highways.

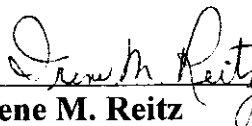
Instrument Book Page
200200008800 150 1400

TO HAVE AND TO HOLD the above-granted and bargained premises, With the appurtenances thereof, unto the said Grantee, his heirs and assigns forever.

And **Irene M. Reitz, an unmarried woman**, the said Grantor, does for herself and her heirs, executors, and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the ensealing of these presents, **she is** well seized of the above-described premises, has 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 from all incumbrances whatsoever** and that **she will Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantee, his heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration, **Irene M. Reitz, an unmarried woman**, does hereby remise, release, and forever quit claim unto the said Grantee, his heirs and assigns, all her right and expectancy of dower in the above described premises.

Dated: 10-5-02



Irene M. Reitz

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Irene M. Reitz, an unmarried woman**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at CELINA, Mercer County, Ohio, this 5 day of OCT, A.D. 2002.



Notary Public for the State of Ohio
My Commission Expires: FEB. 5, 2006



PATRICIA E. HEITKAMP
In and for the State of Ohio
Commission Expires, February 5, 2006

This instrument prepared by: Knapke Law Office, 115 N. Walnut St., Celina, Ohio 45822.
At the Request of: Auction America & Real Estate, Fort Recovery, Ohio 45846

200200008800
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
10-21-2002 03:03 PM.
WARRANTY DEED 14.00
OR Book 150 Page 1399 - 1400

200200008800
PEOPLES
FILE