

Instrument Book Page
200300004978 OR 165 1020**OHIO WARRANTY DEED****KNOW ALL PERSONS BY THESE PRESENTS**

That, **STEVEN C. SCHMITZ and AMY A. SCHMITZ, husband and wife**, the Grantors, who claim title by or through instrument recorded in **OFFICIAL RECORD VOLUME 2, PAGE 392, 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

Scott A. Brunswick and Renee L. Brunswick, husband and wife

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

209 High Street, Fort Recovery, OH 45846

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

Situate in the **Village of Ft. Recovery, County of Mercer, and State of Ohio**, bounded and described as follows:

Being all of Lot Number Twenty-five (25) in the McDANIEL ADDITION to the Village of Fort Recovery, Ohio, Gibson Township side, as the same is shown on the recorded plat thereof, Recorder's Office, Mercer County, Ohio, subject to all easements, restrictions, conditions and limitations imposed thereon.

ALSO:

Being In-Lot Number Twenty-six (26) in G. R. McDaniel Second Addition to the Incorporated Village of Fort Recovery, Mercer County, Ohio, Gibson Township side, subject to all easements, restrictions, conditions and limitations imposed thereon.

Grantors hereby assume and agree to pay the July, 2003, installment of real estate taxes and assessments; Grantees hereby assume and agree to pay the January, 2004, and thereafter, installment of real estate taxes and assessments thereon.

Tax Parcel I.D. # 17-035600.0000, 13-09-458-006

Tax Map # 13-09-458-005, 17-035700.0000

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 19 2003

MERCER COUNTY
TAX MAP DEPARTMENT

~~Exemption paragraph, conveyance Fee \$20.00~~
The Grantor and Grantee of this deed have complied with the provisions of R.C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

E. M. 579-03
Deputy Aud. Date

TRANSFERRED

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

MAY 19 2003

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

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 **STEVEN C. SCHMITZ and AMY A. SCHMITZ, husband and wife**, 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, 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 Grantees, their heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration, **Steven C. Schmitz and Amy A. Schmitz, husband and wife**, do hereby remise, release and forever quitclaim unto the said Grantees, their heirs and assigns, all their right and expectancy of DOWER in the above described premises.

May 15 - 2003
Date

Steven C. Schmitz
STEVEN C. SCHMITZ

May 15 - 2003
Date

Amy A. Schmitz
AMY A. SCHMITZ

STATE OF OHIO - COUNTY OF MERCER

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **STEVEN C. SCHMITZ and AMY A. SCHMITZ, 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 *15* day of *May*, 2003.

SEAL

Lawrence P. Keller
Notary Public for Ohio
My Commission Expires: *3/28/05*

200300004978
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
05-19-2003 10:29 am.
WARRANTY DEED 14.00
OR Book 165 Page 1020 - 1021

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

200300004978
MSB
FILE