

**QUIT-CLAIM DEED**  
**KNOW ALL MEN by THESE PRESENTS**

**THAT** JOHN M. KNAPSCHAEFER and BONITA R. KNAPSCHAEFER, Husband and Wife, Grantors, in consideration of One Dollar and Zero Cents (\$1.00) and other good and valuable consideration to them in hand paid by BONITA R. KNAPSCHAEFER as Trustee of the BONITA R. KNAPSCHAEFER TRUST and the 23rd day of May, 2003, Grantee, whose address is 806 West Vine Street, Coldwater, Ohio 45828,

do hereby **Remise, Release and Forever Quit Claim** to the said Grantee, her successors and assigns forever, the following described **Real Estate** situate in the Village of Coldwater, the County of Mercer and State of Ohio, to-wit:

**See Exhibit "I" attached hereto and made a part hereof-----**

and all the **Estate, Right, Title and Interest** of the said Grantors in and to said premises;

**To Have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, her successors and assigns forever.

**In Witness Whereof**, the said JOHN M. KNAPSCHAEFER and BONITA R. KNAPSCHAEFER, Husband and Wife, Grantors, who hereby release all their respective right and expectancy of dower in said premises, have hereunto set their hands, this 23rd day of May, 2003.

**Signed and acknowledged in presence of:**

Gary Flinn  
Signature of Witness #1

GARY FLINN  
Print Name of Witness #1

Valerie Fritz  
Signature of Witness #2

Valerie Fritz  
Print Name of Witness #2

John M. Knapschaefer  
JOHN M. KNAPSCHAEFER, Grantor

Bonita R. Knapschaefer  
BONITA R. KNAPSCHAEFER, Grantor

**State of Ohio** :  
:SS  
**DARKE County** :

On this 23rd day of May, 2003, before me, a Notary Public in and for said county, personally came JOHN M. KNAPSCHAEFER and BONITA R. KNAPSCHAEFER, Husband and Wife, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

GARY L. FLINN, Attorney-At-Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Section 147.03 R.C.

Gary Flinn  
Notary Public



**Exhibit I**

**TRACT I**

Situated in the Village of Coldwater, County of Mercer and State of Ohio:

Lot Number Eight Hundred Fourteen (814), Selborst Seventh Addition to the Village of Coldwater, Ohio, as shown on the recorded plat thereof. (Plat Book 9, Page 8, Records of Plats, Mercer County, Ohio.)

Subject to all legal highways, easements and restrictions of record.

**Prior Reference:** Volume 323, Page 369 of the Deed Records of Mercer County, Ohio.

**Tax I.D. Number:** 5-120400-0000 (Lot No. 814)

*Map # 8-28-329-035*

**TRACT II**

Situated in the Northeast Quarter of Section 33, Town 6 South, Range 2 East, Butler Township, Village of Coldwater, Ohio, and being a part of Lot Number Six (6) of the Original Plat of the Village of Coldwater, Ohio, as shown on the Plat thereof in Plat Book 1, Page 15, Plat Records of Mercer County, Ohio, and being more particularly described as follows:

Beginning at the northeast corner of said Lot Number Six (6), thence North 89° 21' 30" West on and along the north line thereof, being also the south right of way line of Main Street, said right of way line being 36 feet south of the section line, a distance of 29.02 feet for the point of beginning of this transfer; thence South 00° 28' 47" West, a distance of 49.50 feet to the intersection with the west right of way line of the Norfolk & Southern Railroad; thence following the said right of way South 36° 03' 09" West 12.16 feet; thence continuing along said right of way South 38° 40' 24" West 37.07 feet to its intersection with the west line of said Lot 6; thence North 00° 28' 47" East on and along said west line 88.61 feet to the northwest corner of said Lot 6; thence South 89° 21' 30" East on and along the north line of Lot 6 a distance of 29.73 feet to the place of beginning.

Subject to all legal highways, easements and restrictions of record.

**Containing 0.048 acres of land, more or less.**

**Prior Reference:** Volume 299, Page 827 of the Deed Records of Mercer County, Ohio.

**Tax I.D. Number:** 5-032700-0000 (0.048 acres)

*Map # 8-33-228-005*

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 29 2003

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

MAY 29 2003

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, ~~conveyance fee~~ <sup>ET</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.  
KP 5-29-03  
Deputy Aud. Date

This instrument was prepared by Gary L. Flinn of Gary L. Flinn Co., L.P.A., located at 429 Memorial Drive, Greenville, Ohio 45331, at the specific request of, and based solely upon information supplied by, one or more party(ies) to this instrument. The drafter assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided, and makes no assertions with respect to liens which may be against the property, and the party(ies) hereto signify assent to this Disclaimer by execution and acceptance of this instrument.

**QUIT CLAIM DEED**

**From**

**JOHN M. KNAPSCHAEFER**

**And**

**BONITA R. KNAPSCHAEFER**

**To**

**BONITA R. KNAPSCHAEFER,**

**as Trustee**

200300005440  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
05-29-2003 02:58 pm.  
QUIT C DEED    18.00  
OR Book 166 Page 534 - 536

200300005440  
GARY L FLINN CO LPA  
429 MEMORIAL DR  
GREENVILLE, OH 45331