

affidavit recorded on 164 pg 1877

SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS That **WALLACE E. HART and ALEENE M. HART, Husband and Wife**, the Grantors, of Mercer County, and State of Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to **WALLACE E. HART and ALEENE M. HART, Husband and Wife**, for their joint lives, remainder to the survivor of them, his or her separate heirs and assigns forever, Grantees, whose address is 424 East South Street, P.O. Box 65, Coldwater, Ohio 45828 the following described REAL PROPERTY: Situated in the County of Mercer, and in the Village of Coldwater, and bounded and described as follows:

Being the South half (1/2) of Out-lot Number twenty five (25) in the Village of Coldwater, as the same is numbered and delineated on the recorded plat thereof, of record in Plat Book 2, Page 91, in the Recorder's Office, Mercer County, Ohio.

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

Prior Reference: Volume 220, Page 276 of the Deed Records of Mercer County, Ohio.

Parcel Number: 5-026700-0000 (Lot 25)

TO HAVE AND TO HOLD the above granted and bargained premises, with all the privileges and appurtenances thereunto belonging, unto the said Grantees, **WALLACE E. HART and ALEENE M. HART, Husband and Wife**, for their joint lives, remainder to the survivor of them, his or her separate heirs and assigns forever.

And the said Grantors do for their heirs and assigns, covenant with the said Grantees, **WALLACE E. HART and ALEENE M. HART, Husband and Wife**, his or her 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 and clear from all encumbrances whatsoever and that they will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantees, **WALLACE E. HART and ALEENE M. HART, Husband and Wife**, his or her heirs and assigns forever, against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, the said Grantors, **WALLACE E. HART and ALEENE M. HART, Husband and Wife**, who hereby release all their respective right in dower in the premises, have hereunto set their hands this 16th day of October, 1996.

SIGNED AND ACKNOWLEDGED IN
THE PRESENCE OF:

Gary Flinn
WITNESS GARY FLINN

Wallace E. Hart
WALLACE E. HART

Loris J. Sander
WITNESS LORIS J. SANDER

Aleene M. Hart
ALEENE M. HART

STATE OF OHIO

COUNTY OF DARKE

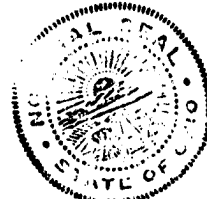
)
)SS:
)

Before me, a Notary Public in and for said County and State, personally appeared the above-named **WALLACE E. HART and ALEENE M. HART, Husband and Wife**, and acknowledged the execution of the foregoing deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Darke County, Ohio this 16th day of October, 1996.

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



This instrument was prepared by: Gary L. Flinn of Flinn and Muntean Co., L.P.A., 429 Memorial Drive, Greenville, Ohio 45331, at the specific request of the Grantor, based solely upon information supplied by one or more of the parties to this conveyance, and without examination of title or abstract. 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 parties hereto signifying their assent to this Disclaimer by the Grantor's execution and the Grantee's acceptance of this instrument.

APPROVED

OCT 24 1996

MERCER COUNTY
TAX MAP DEPARTMENT

BY

TRANSFER NOT NECESSARY

OCT 24 1996

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

ENG. MAP #: 002-3421-05-003 00-05

9600063213
Filed for Record in
MERCER COUNTY, OHIO
PATRICIA E. GROTE
On 10-24-1996 At 11:04 am.
SURVIV DEED 14.00
Vol. 17 Pg. 923 - 924

9600063213
FLINN AND MUNTEAN CO
429 MEMORIAL DR
GREENVILLE, OH 45331

Survivorship Deed

FROM

WALLACE E. HART
and
ALEENE M. HART

TO

WALLACE E. HART
and
ALEENE M. HART

Received _____, 1996

At _____ o'clock _____ M.

Recorded _____, 1996

In Darke County

Record of Deeds, Vol. _____

Page _____

Recorder

Recorder's Fee -- \$ _____

TRANSFERRED,

_____, 1996

_____, Auditor