

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Robert J. Forsthofel and Janet A Forsthofel**, husband and wife, of Mercer County, Ohio, in consideration of one dollar and other good and valuable considerations, to them in hand paid by **Mitchell D. Lefeld and Rebecca A. Bruening**, whose address is 812 Sunset Drive, Coldwater, Ohio 45828 do hereby grant, bargain, sell, and convey, with general warranty covenants, to the said **Mitchell D. Lefeld and Rebecca A. Bruening**, their heirs and assigns forever, the following described real estate:

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

Being Lot Number Nine Hundred Forty-Two (942) in Selhorst Ninth Addition, as shown on the recorded plat of said Addition in Plat Book 9, Page 35, Recorder' s Office, Mercer County, Ohio.

As a part of the consideration for this conveyance, and in consideration of the incorporation of like covenants, in any and all conveyances of other lots in said addition, the grantee herein for themselves and their heirs, executors, administrators and assigns, hereby covenant and agree to an with the said grantor, its successors and assigns, and of every other person who shall or may become the owner of or may have title derived immediately or remotely from, through or under said grantors, its successors and assigns, to any lot or parcel of land situated in said addition, to conform to all the provisions, conditions, restrictions and easements as shown and recited on the plat of said Selhorst Ninth Addition, recorded in Plat Book 9, Page 35, Recorder' s Office, Mercer County, Ohio, and also to conform to all the provisions, conditions, restrictions and easements as shown and recited in the "Covenants and Restrictions Applying to Selhorst Ninth Addition", Coldwater, Ohio, recorded in Volume 4, Page 349, of the Miscellaneous Record in the Office of the Mercer County Recorder.

Permanent Parcel #5-133800.0000  
*Tax Map # 08-28-327-017*  
Last Transfer: Official Record Volume 232, Page 312, Mercer County Recorder's Office.

Taxes and assessments are to be prorated from date of closing.

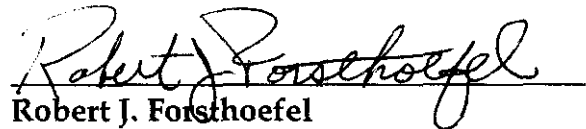
and all the estate, right, title, and interest of the said grantors in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to the said grantee, his heirs and assigns forever.

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 22 2003

MERCER COUNTY  
TAX MAP DEPARTMENT

In Witness Whereof, **Robert J. Forsthoefel and Janet A Forsthoefel**, husband and wife, who hereby release their right and expectancy of dower in said premises, have hereunto set their hands this 12th day of August, 2003.

  
Robert J. Forsthoefel

  
Janet A. Forsthoefel

State of Ohio, County of Mercer, SS:

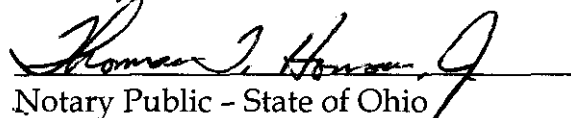
200300008918  
KNAPKE  
FILE

On this 12th day of August, 2003, before me, a notary public in and for said county, personally came **Robert J. Forsthoefel and Janet A Forsthoefel**, 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.



THOMAS T. HOMAN, JR.  
Notary Public, State of Ohio  
My Commission Expires March 3, 2008

  
Notary Public - State of Ohio

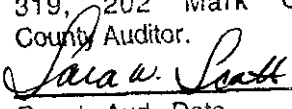
200300008918  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
08-22-2003 At 02:06 pm.  
WARNTY DEED 28.00  
OR Book 173 Page 997 - 998

Instrument prepared by: David Wm. Bruns  
Attorney Reg. #0002539  
123 West Main Street, Coldwater, OH 45828  
Phone: 419-678-4317

**TRANSFERRED**

AUG 22 2003

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$109.90  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319.202 Mark Giesige Mercer  
County Auditor.  
 08-22-03  
Deputy Aud. Date