

KNOW ALL MEN BY THESE PRESENTS:

That George Romer, an unmarried man; and Tom Romer and Patricia Romer, husband and wife; and Nick Romer, an unmarried man, in consideration of one dollar and other good and valuable considerations, to them in hand paid by **Beverly A. Sanning**, whose address is 811 Sunset Drive, Coldwater, OH 45828, do hereby grant, bargain, sell, and convey to the said Beverly A. Sanning, her heirs and assigns forever, the following described real estate:

DUB Situate in the Village of Coldwater, in the County of Mercer, and the State of Ohio, to-wit:

Being all of Lot Number Seventy-eight (78) in ROSENBECK'S ADDITION to the Village of Coldwater, Ohio, as the same is shown on the recorded plat thereof, Plat Book 1, Pages 134 and 135, Recorder's Office, Mercer County, Ohio, subject to all easements, restrictions, conditions, and limitations imposed thereon and the zoning regulations of the Village of Coldwater, Ohio.

Last Transfer: Official Record Volume 9, Page 897, Mercer County Recorder's Office.

Permanent Parcel # 5-043100.0000 *Map 8 8-34-102-003*

Grantors agree to pay and be responsible for the installment of real estate taxes and assessments due and payable in July, 2003; Grantee agrees to pay all real estate taxes and assessments due and payable thereafter.

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 heirs and assigns forever. And the said grantors do hereby covenant and warrant that the title so conveyed is clear, free, and unencumbered and that they will defend the same against all lawful claims of all persons whomsoever.

In Witness Whereof, the said George Romer, an unmarried man; Tom Romer and Patricia Romer, husband and wife; and Nick Romer, an unmarried man; who hereby release their right and expectancy of dower in said premises, have hereunto set their hands this 10 day of August, 2003.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 04 2003

MERCER COUNTY
TAX MAP DEPARTMENT

George Romer
George Romer

Tom Romer
Tom Romer

200300009362
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
09-04-2003 At 11:30 AM.
DEED 28.00
OR Book 174 Page 628 - 629

Deed - Page 2
Romer to Sanning

Patricia Romer
Patricia Romer

Nick Romer
Nick Romer

200300009362
PEOPLES
FILE

State of Ohio, County of Mercer, SS:

On this 10 day of August, 2003, before me a notary public in and for said county, personally came George Romer, an unmarried man; Tom Romer and Patricia Romer, husband and wife; and Nick Romer, an unmarried man, 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.

Larry Harfament
Notary Public - State of Ohio
COMMISSION EXPIRES
3-28-07

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

TRANSFERRED

SEP 4 2003

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance fee~~ \$16.90
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
WJB 9-4-03
Deputy Aud. Date

SEAL