

701 Fairview Drive, Coldwater, Ohio 45828

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **JERALD R. KOESTERS** and **NANCY L. KOESTERS**, husband & wife, the Grantors, of Mercer County, Ohio, for valuable consideration paid, grant with general warranty covenants to **SUSAN M. HESS**, the Grantee, whose tax mailing address will be 701 Fairview Drive, Coldwater, Ohio 45828, the following real property situated in the Village of Coldwater, Mercer County, Ohio; to wit,  
**Lot ten hundred forty-four (1044) in Restful Acres, Inc., 7th Addition.**

**Prior deed:** OR 141 page 1947

**Premises address:** 701 Fairview Drive  
Coldwater, Ohio 45828

**Tax parcel:** 05-145100.0000  
8-27-331-008

Subject however, to all legal highways, and subject to, and with the benefit of all restrictions, conditions, limitations, reservations, easements, rights of way and covenants of record, if any, and to zoning restrictions which have been imposed thereon, if any.

In witness whereof, **JERALD R. KOESTERS & NANCY L. KOESTERS**, the Grantors, each of whom hereby release all right and expectancy of dower herein, have set their hands the date and place below stated.

  
**JERALD R. KOESTERS**

  
**NANCY L. KOESTERS**

**STATE OF FLORIDA**  
**OKEECHOBEE COUNTY, SS:**

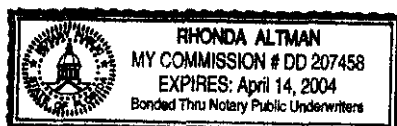
**BE IT REMEMBERED** that on this 20<sup>th</sup> day of November, 2003, before me, a notary public in and for said county and state, personally came **JERALD R. KOESTERS** and **NANCY L. KOESTERS**, the Grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal on the year and day last aforesaid.

Prepared by:  
**KENNETH E. HITCHEN**  
Attorney at Law  
510 W. South St.  
St. Marys OH 45885  
Ph: 419-394-7431  
Fax: 419-394-7432

  
**NOTARY PUBLIC**

Rhonda Altman  
FH D/L K236436480830  
K236632496840



DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 24 2003

MERCER COUNTY  
TAX MAP DEPARTMENT

Instrument      Book Page  
200300011566 OR 177 2258

200300011566  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
11-24-2003 At 11:34 am.  
WARNTY DEED      28.00  
OR Book 177 Page 2257 - 2258

200300011566  
KNAPKE  
FILE

**TRANSFERRED**

**NOV 24 2003**

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance Fee~~ 80.00

The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

KP 11-24-03  
Deputy Aud. Date