

WARRANTY DEED

MBR, Inc., an Ohio corporation, organized and existing under the laws of the State of Ohio, for valuable consideration paid, grants with general warranty covenants, to **Charles A. Braun and Patricia M. Braun**, husband and wife, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 403 Northview Drive Coldwater, OH 45828, the following real property:

DUB

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

Being Lot #1468 in Sturbridge Estates Fourth Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said addition in Plat Book Volume 1, Page 307, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all restrictions, conditions, and provisions shown on said plat, and also in Miscellaneous Book Volume 82, Page 261-262, all in the Recorder's Office, Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein and subject to the zoning restrictions of the Village of Coldwater, Ohio.

Grantor agrees to pay and be responsible for the installment of real estate taxes and assessments due and payable in February and July of 2004; Grantees agree to pay all real estate taxes and assessments due and payable thereafter.

Last Transfer: Official Record Volume 23, Page 325, Mercer County Recorder's Office.

Permanent Parcel # 5-187600.0000

Tax Map # 08-34-156-003

IN WITNESS WHEREOF, the grantor has caused its name to be subscribed hereto Arthur W. Geise, its President, and Matt Schwieterman, Jr., its Secretary, as duly authorized by resolution of its Board of Directors, this 9th day of December, 2003.

MBR, INC.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 16 2003

MERCER COUNTY
TAX MAP DEPARTMENT

Arthur W. Geise
By: Arthur W. Geise, President

Matt Schwieterman, Jr.
By: Matt Schwieterman, Jr.,
Secretary

200300012105
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
12-16-2003 At 03:21 pm.
WARNTY DEED 28.00
OR Book 178 Page 1825 - 1826

Deed - Page 2
MBR to Braun

200300012105
HOMAN
FILE

State of Ohio, County of Mercer, SS:

BE IT REMEMBERED, that on this 9th day of December, 2003, before me, the subscriber, a notary public in and for said state, personally came MBR, Inc., by its President and Secretary, the grantor in the foregoing deed, and acknowledged the signing thereof to be their and its voluntary act and deed, pursuant to authority of its Board of Directors.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed by seal on the day and year aforesaid.



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

Thomas T. Homan, Jr.
Notary Public - State of Ohio

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

TRANSFERRED

DEC 16 2003

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance Fee~~ ^{15⁹⁰}
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
KP 12-16-03
Deputy Aud. Date