

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **JANE C. SNELLENBERGER**, formerly known as Jane Pease and also formerly known as Jane C. Pease, a married person, the Grantor herein, for valuable consideration paid, grants, with general warranty covenants to **PHILIP J. SIMS and VICKI S. SIMS**, whose tax mailing address is 4974 State Route 219, Coldwater, Ohio 45828, the following described real property:

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

Tract 1:

Being the East One-half (1/2) of the North One-half (1/2) of Out-Lot Number Nine (9), more specifically described as follows:

Commencing for the same One Hundred Twenty and One-half (120½) feet West of the Northeast corner of the West One-half (1/2) of the Northwest Quarter (1/4) of Section Thirty-four (34), Town Six (6) South, Range Two (2) East; thence West Fifty-two (52) feet; thence South One Hundred Eighty-five (185) feet and Nine (9) inches; thence East Fifty-two (52) feet; thence North One Hundred Eighty-five (185) feet and Nine (9) inches to the place of beginning, except Eight (8) feet and Three (3) inches off of the South end of the premises herein conveyed for alley purposes.

Tract 2:

Being the North One-half (1/2) of Out-Lot Number Nine (9), LESS Fifty-two (52) feet of uniform width off of the East side thereof, as the same appears upon the recorded plat of the Village of Coldwater, Ohio, subject to an Easement dated May 10, 1956, and recorded in Volume 2, Page 385, of the Miscellaneous Records in the Recorder's Office of Mercer County, Ohio, as decreed in Case No. 14770 of the Common Pleas Court of Mercer County, Ohio.

Exemption paragraph, conveyance Fee \$10.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
VP 3-29-04
Deputy Aud. Date

It is the intent of this conveyance to convey all of the North One-half (1/2) of Out-Lot Nine (9) running South from Main Street to the North line of an alley dividing said Out-Lot.


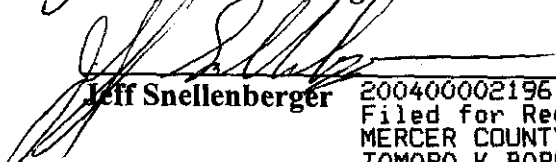
PRIOR INSTRUMENT REFERENCE: Deed Volume 310, Page 227
Deed Volume 319, Page 370
O.R. Volume 137, Page 411

TAX PARCEL NUMBERS: 05-023500.0000 and 05-023200.0000

TAX MAP NUMBERS: 08-3⁴~~8~~-109-010 and 08-34-109-009
200400002196
PLS
FILE

The Grantees herein agree to assume and pay all real estate taxes and assessments due and payable beginning with the July, 2004, installment and thereafter.

Jane C. Snellenberger and Jeff Snellenberger, her husband, who hereby releases all his right and expectancy of dower herein, have hereunto set their hands this 27 day of March, 2004.


Jane C. Snellenberger

Jeff Snellenberger

200400002196
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
03-29-2004 At 11:23 am.
WARTY DEED 28.00
OR Book 182 Page 2340 - 2341

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me a Notary Public in and for said State, personally appeared the above named, Jane C. Snellenberger and Jeff Snellenberger, wife and husband, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 27th day of March, 2004.

THOMAS D. LAMMERS, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration
Section 147.03 ORC


Notary Public, State of Ohio

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS.
113 East Market Street
P.O. Box 404
Celina, OH 45822

SEAL
TDL/dg

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 29 2004

MERCER COUNTY
TAX MAP DEPARTMENT