

Know All Men by These Presents:

(General Warranty Deed)

THAT Matthew R. Klosterman and Kim M. Klosterman, husband and wife, of Mercer County, Ohio

in consideration of One Dollar (\$1.00) and other good and valuable consideration to them in hand paid by

Shirley L. Ellenwood,
whose tax mailing address is 480 W. Butler Street, Coldwater, Ohio 45828

do hereby *Grant, Bargain Sell and Convey* to the said

Shirley L. Ellenwood, her heirs and assigns forever,

the following described real estate:

Being a parcel out of the Northeast Quarter, Section 28, Town 6 South, Range 2 East, Butler Township, Village of Coldwater, Mercer County, Ohio and more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter, Section 28, T6S, R2E, Butler Township, Village of Coldwater, said point being a P.K. nail found at the intersection of the centerlines of Butler Street and State Route 118; thence North 89°53'37" West, along the centerline of Butler Street, also being the south line of the Northeast Quarter of Section 28 One Thousand Twenty-five and Fifty Hundredths (1025.50) feet to a point; thence North Thirty (30.00) feet to an iron pin set at the North line of Butler Street, thence North 89°53'37" West, along the North line of Butler Street, Fifty-six and Seventy Hundredths (56.70) feet to an iron pin set as the place of beginning; thence continuing North 89°53'37" West along the North line of Butler Street, Forty-nine and Twenty-three Hundredths (49.23) feet to an iron pin set; thence North 00°13'00" East, One hundred Fifteen (115.00) feet to a point and passing thru an iron pin set at One Hundred Ten (110.00) feet and P.K. nails set in the front and rear faces of a masonry structure; thence South 89°53'37" East, Forty-nine and Twenty-three hundredths (49.23) feet to an iron pin set; thence South 00°13'00" West, One Hundred Fifteen (115.00) feet to the place of beginning and passing an iron pin set at Five (5.00) feet and P.K. nails set in the front and rear faces of a masonry structure. The afore described parcel contains One Hundred Thirty Thousand (0.130) acres, more or less, is part of the lands described in Deed Volume 311, Page 76, and is shown as Parcel "B" on a plat of survey filed with the Mercer County Engineer. Bearings for this survey description were turned from the South line of the Northeast Quarter of Section 28 established as North 89°53'37" West by others. This description was prepared by Roy F. Thompson, Jr., Reg. Suv. #5379.

Prior Deed Reference: Volume OR89 Page 550, Mercer County Official Records

Tax ID #05-013600.0102 8-28276-009

Real estate taxes and assessments shall be prorated to the date of closing.

Reference is made to a Grant of Easement recorded in Volume OR 183, Page 600, Mercer County Official Records

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, **Shirley L. Ellenwood, unmarried, her heirs and assigns forever.** And the said **Matthew R. Klosterman and Kim M. Klosterman, husband and wife,** do hereby *Covenant and Warranty* 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 Matthew R. Klosterman and Kim M. Klosterman, husband and wife, have hereunto set their hands this 2nd day of April, 2004.

Matthew R. Klosterman
Matthew R. Klosterman

Kim M. Klosterman
Kim M. Klosterman

STATE OF OHIO, COUNTY OF MERCER, SS:

On this 2nd day of April, 2004, before me, a notary public in and for said County, personally came Matthew R. Klosterman and Kim M. Klosterman, 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



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

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 05 2004

MERCER COUNTY
TAX MAP DEPARTMENT

200400002418
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K. BARGER
04-05-2004 At 03:11 PM.
WARNTY DEED 28.00
OR Book 183 Page 602 - 603

200400002418
PEOPLES
FILE