

WARRANTY DEED (JOINT AND SURVIVORSHIP)

KNOW ALL MEN BY THESE PRESENTS:

THAT JAMES JAY STUMP and HELEN L. STUMP, married, GRANTORS, of Mercer County, Ohio, for valuable consideration do hereby GRANT, BARGAIN, SELL, AND CONVEY to themselves, JAMES JAY STUMP and HELEN L. STUMP, of 204 W. Milligan Street, Ft. Recovery, Ohio, 45846, for their joint lives, the remainder to the survivor of them, the following described REAL ESTATE, situated in Jefferson Township, County of Mercer, and State of Ohio, and being more particularly described as follows:

Being Lot Numbered Fifteen (15) in the Hickory Circle Subdivision to the Village of Ft. Recovery, as shown on the recorded plat thereof in plat Volume 9, Page 20, and subject to the restrictions recorded in Miscellaneous Volume 4, Page 181, of the Mercer County Records and hereby incorporated by reference herein.

Prior Deed Reference: Volume 243, Page 234 of the Mercer County, Ohio Deed Records.

Tax ID # 17-053600.0000

Tax map # 17-053600-0-13-16-103-006

and all the ESTATE, RIGHT, TITLE AND INTEREST of the said Grantors in and to the said premises; TO HAVE AND TO HOLD the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, their heirs and assigns forever.

And the said JAMES JAY STUMP and HELEN L. STUMP 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 JAMES JAY STUMP and HELEN L. STUMP, husband and wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands, this 7th day of July, 2004.

Signed and acknowledged before:

Paul E. Howell

Witness - Paul E. Howell

James Jay Stump
JAMES JAY STUMP

- 1 -

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

JUL 12 2004

MERCER COUNTY TAX MAP DEPARTMENT

Instrument Book Page  
200400005145 OR 187 1694

Lisa M. Severt  
Witness - Lisa M. Severt

Helen L. Stump  
HELEN L. STUMP

200400005145  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
07-12-2004 At 01:21 pm.  
WARNTY DEED 28.00  
OR Book 187 Page 1693 - 1694

STATE OF OHIO

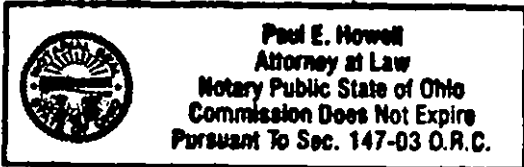
COUNTY OF MERCER SS.

200400005145  
HOWELL  
FILE

BE IT REMEMBERED, THAT on the 7<sup>th</sup> day of July, 2004, before me, the subscriber, a notary public in and for said state, personally came **JAMES JAY STUMP and HELEN L. STUMP, husband and wife**, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.

SEAL

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Coldwater, Ohio the 7<sup>th</sup> day of July, 2004.



Paul E. Howell  
Notary Public

Instrument Prepared By: Paul E. Howell, Attorney at Law, 420 South First Street, Coldwater, Ohio 45828, (419) 678-7111

AUDITOR'S STAMPS

**TRANSFERRED**

JUL 12 2004

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, ~~conveyance fee~~ EM  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319. 202 Mark Giesige Mercer  
County Auditor  
[Signature] 7-12-04  
Deputy Aud. Date