

LIMITED WARRANTY DEED

Wells Fargo Bank, N.A., a national banking association, successor by merger to Wells Fargo Home Mortgage, Inc., a California corporation, Grantor, in consideration of Fifty Nine Thousand Nine Hundred Dollars (\$59,900.00) and other good and valuable consideration paid, grants, with limited warranty covenants, to ~~Dennis Knapschaefer~~ ^{Knapschaefer}, Grantee, whose tax-mailing address is 603 N WOODVIEW STREET COLDWATER, OH 45828, the following **REAL PROPERTY**:

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

See Exhibit A attached hereto and made a part hereof.

The conveyance of this real estate is subject to the following:

1. All easements, conditions, covenants, restrictions, reservations, reverters, and other liens and/or encumbrances, if any, of record; and all zoning ordinances and legal highways.
2. Real estate taxes and assessments now a lien which Grantee assumes and agrees to pay.

Property Address: 300 East College Street, Coldwater, Ohio 45828

Tax Parcel Number: 05-069100

Tax map # 08-34-111-007

Prior Instrument Reference: Volume 180, Page 3 of the Official Records of Mercer County, Ohio.

IN WITNESS WHEREOF and as duly authorized, Grantor has caused its name to be subscribed hereto, as of this 22nd day of June, 2004.



Wells Fargo Bank, N.A., a national banking association, successor by merger to Wells Fargo Home Mortgage, Inc., a California corporation

By: Melanie Bycroft
Its: MELANIE BYCROFT
Vice President Loan Documentation

STATE OF Iowa :
COUNTY OF Polk : SS

The foregoing instrument was acknowledged before me this 22 day June, 2004, by Melanie Bycroft, as Vice President of Wells Fargo Bank, N.A., a national banking association, successor by merger to Wells Fargo Home Mortgage, Inc., a California corporation, on behalf of the association.

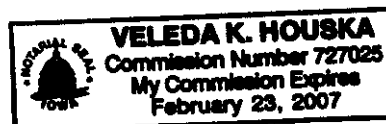
DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 28 2004

MERCER COUNTY
TAX MAP DEPARTMENT

This instrument was prepared by:
Kegler, Brown, Hill & Ritter
65 East State Street, Suite 1800
Columbus, Ohio 43215
Telephone: 614/462-5400

Veleda K. Houska
Notary Public
[Seal]



TRANSFERRED

JUN 28 2004

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 59.90
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor
6-28-04
Deputy Aud. Date

Community First Bank and Trust
Legal Description for
Denis J. Knapschaefer

EXHIBIT "A"

Situate in the **VILLAGE** of **COLDWATER**, **COUNTY** of **MERCER** and **STATE** of **OHIO**, to-wit:

Being all of In-Lot Number Three Hundred Eleven (311) in Fetzer's Second Addition to the Village of Coldwater, Ohio, as the same is shown on the recorded plat to the said village.

200400004824
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
06-28-2004 At 02:40 pm.
WARNTY DEED 28.00
OR Book 187 Page 228 - 229

200400004824
KNAPKE
FILE