



Know All Men by These Presents:

ENG. MAP #: 002-2732-01-003,00-05

That⁽¹⁾

Lefeld Welding & Steel Supplies, Inc., an Ohio Corporation

DEC 19 1993

of Mercer

County, Ohio,

RECEIVED
TAXPAYER'S OFFICE
NMD

in consideration of One Dollar (\$1.00) and other good and valuable consideration

to it paid by Hausfeld & Brackman Properties, LTD.

whose address is 116 South First Street, Coldwater, Ohio 45828
the receipt whereof is hereby acknowledged, does hereby **Grant, Bargain, Sell**
and Convey to the said Hausfeld & Brackman Properties, LTD., its successors

~~hereby~~ and assigns forever,

the following described **Real Estate**:⁽²⁾

Real estate situated in the Village of Coldwater, County of Mercer, and State of Ohio, and bounded and described as follows:

Being a tract of land out of the Northwest corner of the Southwest quarter (SW $\frac{1}{4}$) of Section Twenty-seven (27), Town Six (6) South, Range Two (2) East, in the Village of Coldwater, Mercer County, Ohio and more definitely described as follows:

Starting at a point in the center of State Route #118, which is also the centerline between Sections Twenty-seven (27) and Twenty-eight (28) of Butler Township and thirteen (13) feet more or less South of the West quarter post of Section Twenty-seven (27) as the place of beginning, thence South One Hundred Sixty-one and fifty-eight hundreds (161.58) feet to a point on the section line also being the center of State Route #118; thence East thirty feet to a one inch iron pipe; thence continuing east ninety-seven and eighty-three hundreds (97.83) feet to an iron pipe; thence East twenty-two (22) feet to the center of Harden Creek Ditch; thence in a Northeasterly direction following the center of Harden Creek Ditch to a point directly East of the point of beginning thirteen (13) feet more or less South of the Northerly line of said Northwest quarter of the Southwest quarter (SW $\frac{1}{4}$); thence Westerly to the point of beginning. A strip of land thirty (30) feet wide along the West side of the above tract of land was previously dedicated for road purposes.

ALSO: Being a tract out of the Northwest corner of the Southwest quarter of Section twenty-seven (27), Town 6 South, Range 2 East, in the Village of Coldwater, Mercer County, Ohio and more particularly described as follows, to-wit:

Starting at a point in the center of State Route #118 which is also the center line between Section twenty-seven (27) and twenty-eight (28) of Butler Township and three (3) feet more or less South of the West quarter post of Section twenty-seven (27) thence South on the Section line One Hundred Seventy one and fifty eight hundredths (171.58) as the place of beginning; thence continuing south one hundred twenty-three and fifty eight hundredths (123.58) feet to a point on the Section line also being the center of State Route #118, thence east thirty (30) feet to a one inch pipe at the East right-of-way of State Route #118, thence continuing East twenty-two and five tenths (22.5) feet to the center of Harden Creek Ditch; thence in a northeasterly

direction following the center of Harden Creek Ditch, a distance of one hundred forty-seven and ninety two hundredths (147.92) feet; thence West twenty-two (22) feet from the center of Harden Creek Ditch to a one inch iron pipe; thence continuing West ninety-seven and eighty three hundredths (97.83) feet to an iron pipe; thence continuing West thirty (30) feet to the center of State Route #118, the place of beginning and containing twenty nine hundredths (0.29) of an acre, more or less.

Subject to all easements, rights-of-way, highways and other restrictions of record, including the Permanent Easement granted to the Village of Coldwater, Ohio for construction, installation, operation, maintenance and repair of a storm water conduit over Hardin Creek, which Easement is recorded in Volume OR19, Page 1019, Mercer County Official Records.

Last Transfer: Volume 262, Page 591, and Volume 264, Page 5, Mercer County Deed Records.

Grantors hereby agree to be liable for and pay the real estate taxes and assessments due and payable in July, 1996. Grantee agrees to be liable for and pay the real estate taxes and assessments due and payable thereafter.

Exemption paragraph, conveyance Fee 45.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
SKK 12-19-96
Deputy Aud. Date

TRANSFERRED

DEC 19 1996

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

and all the **Estate, Title and Interest** of the said grantor

Lefeld Welding & Steel Supplies, Inc.

either in Law or Equity; of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said

Hausfeld & Brackman Properties, LTD., it successors

~~heirs~~ and assigns forever.

And the said Lefeld Welding & Steel Supplies, Inc.

for itself and its successors ~~heirs~~, executors and administrators,
does hereby **Covenant** with the said

Hausfeld & Brackman Properties, LTD., its successors

that it is ~~heirs~~ and assigns,
the true and lawful owner of the said premises,
and has full power to convey the same; and that the title so conveyed is **Clear,**
Free and Unincumbered; And further, That it does Warrant and Will
Defend the same against all claims of all persons whomsoever.

In Witness Whereof, *the said*

Lefeld Welding & Steel Supplies, Inc., an Ohio Corporation

~~who hereby release~~ ~~all~~ ~~rights and expectancy of~~ ~~Power in said prem-~~
~~ises,~~ has hereunto set its hand this
17th day of December 196 .

Signed and acknowledged in presence of:

LEFELD WELDING & STEEL SUPPLIES, INC., BY:

Witness - Judy A. Koesters

Stanley E. Lefebvre, Pres.
Stanley E. Lefebvre, President

Monica E. Rutschilling
Witness - Monica E. Rutschilling

State of Ohio County of Mercer ss.

Be it Remembered, That on this 17th day of December, 1996, _____

notary public before me, the subscriber, a
in and for said state, personally came

Lefeld Welding & Steel Supplies, Inc., an Ohio Corporation by its President, Stanley E. Lefeld,

the grantor in the foregoing deed, and acknowledged the signing
thereof to be his voluntary act and deed. 96000

9600064393
Filed for Record in
MERCER COUNTY, OHIO
PATRICIA E. GROTE
On 12-19-1996 At 11:00 am.
WARNY DEED 18.00
Vol. 21 Pg. 123 - 125

In Testimony Whereof, I have hereunto subscribed
my name and affixed my official seal
on the day and year last aforesaid.

9600064393
KOEESTERS
FILE
M 4

Gudy A. Kester
Notary Public

ROESTERS
FILE
M 4

JUDY A. KOESTERS, Atty. At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

This instrument was prepared by Judy A. Koesters, Attorney at Law
201 E. Vine St., Coldwater, OH 45828
(419) 678-2378

(1) Include reference to marital status of grantor.

(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 319.20)