

ENG. MAP #: 003-2734-11-008, 00-05

Warranty Deed
Joint and Survivorship

JAN 28 1997

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

KNOW ALL MEN BY THESE PRESENTS THAT Herbert J. Forsthoefel and Madeline R. Forsthoefel, Husband and Wife, the Grantors, claiming title by or through instrument recorded in Volume 217, Page 160, Mercer County Recorder's Office, for valuable consideration thereunto given, and especially for the sum of Zero Dollars (\$ 0.00) received to their full satisfaction of **themselves, Herbert J. Forsthoefel and Madeline R. Forsthoefel**, the Grantees, whose tax mailing address will be 203 Eastview Drive, Coldwater, Ohio 45828 do

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantees, and the survivor of them, his or her heir and assigns, the following described premises, situated in the Village of Coldwater, County of Mercer, and State of Ohio:

Being Lot No. Eight Hundred and Fifty-seven (857) in Restful Acres Second Addition, as shown on the recorded plat Book 9, Page 16, Recorder's Office, Mercer County, Ohio.
Said Conveyance is subject to all the restrictions, provisions and conditions shown on the public record in the Recorder's Office, Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein.

Grantor obtained title to the premises herein conveyed by a certain Deed as recorded in Volume 217, Page 160, Deed Records of Mercer County, Ohio

Grantees to pay all real estate taxes due.

Permanent Parcel No(s): 5-124900.

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantees, and to the survivor of them, his or her separate heirs and assigns forever.

AND THE SAID Grantors, for themselves and their heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantors are the true and lawful owners of said premises, and are well seized of the same in fee simple, and have good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances,

except zoning ordinances, easements, reservations, conditions and restrictions of record, if any, and real estate taxes and assessments, general and special, which are a lien at the time of transfer, but which are not then due and payable,

and further, that said Grantors, will warrant and defend the same against all claims whatsoever except as provided herein.

AND FOR VALUABLE CONSIDERATION Herbert J. Forsthoefel and Madeline R. Forsthoefel does hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all right and expectancy of Dower in the above-described premises.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands the 24th day of January, 1997.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

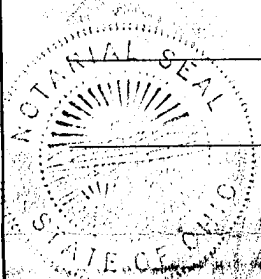
VOL 22 PAGE 913

Robert A. Abrams
Robert A. Abrams

Paul E. Howell
Paul E. Howell

Herbert J. Forsthoefel
HERBERT J. FORSTHOEFEL - Grantor

Madeline R. Forsthoefel
MADELINE R. FORSTHOEFEL - Grantor



STATE OF OHIO)
MERCER COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named **Herbert J. Forsthoefel and Madeline R. Forsthoefel, Husband and Wife** who acknowledged that they did sign this Warranty Deed With Survivorship and the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Celina, Ohio the 24th day of January, 1997.

Paul E. Howell
NOTARY PUBLIC

PAUL E. HOWELL
Attorney-at-Law

My Commission has no Expiration
O.R.C. 147.03

This Instrument Prepared By:

PAUL E. HOWELL, Attorney at Law
117 South Main Street, Suite B
Celina, Ohio 45822
419-586-6165

9700000398
Filed for Record in
MERCER COUNTY, OHIO
ANDREA L SCHROYER
On 01-28-1997 At 10:52 am.
SURVIV DEED 14.00
Vol. 22 Pg. 912 - 913

9700000398
HOWELL
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