



Know All Men by These Presents

That Helen E. Hoyng, an unmarried woman, by and through her attorney in fact, Thomas J. Hoyng, pursuant to Power of Attorney recorded at Volume 4, Page 250, Mercer County Power of Attorney Records.

of Mercer

County, Ohio,

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

to her **in hand paid by** Berniece F. Braun, an unmarried woman

whose address is 259 East Sycamore Street, Coldwater, Ohio 45828

does hereby Grant, Bargain Sell and Convey

to the said Berniece F. Braun

her heirs

and assigns forever, the following described Real Estate,⁽¹⁾

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

Being Lot Number Seven Hundred Sixty-five (765) in Lefeld First Addition in the Village of Coldwater, Mercer County, Ohio, as the same is shown on the recorded plat of said Lefeld First Addition, in Plat Book 7, Page 14, in the Recorder's Office of Mercer County, Ohio.

Last Transfer: Volume 212, Page 176, Mercer County Deed Records.

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

APPROVED

JUN 10 1997

MERCER COUNTY
TAX MAP DEPARTMENT

BY

JFE

ENG. MAP #: 002-3423-01-011.00-05

and all the Estate, Right, Title and Interest of the said grantor **in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantee**

Berniece F. Braun, her

heirs and assigns forever. And the said

Helen E. Hoyng

do es hereby Covenant and Warranty that the title so conveyed is **Clear, Free and Unincumbered**, and that she **will Defend** the same against all lawful claims of all persons whomsoever.

Exemption paragraph, conveyance Fee 55.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

JAC
Deputy Aud. Date

6-10-97

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 19.20.)

through her attorney in fact, Thomas J. Hoyng who hereby release s her right and expectancy of dower in said premises, ha s hereunto set her hand , this 5th day of June in the year A. D. nineteen hundred and ninety-seven (1997).

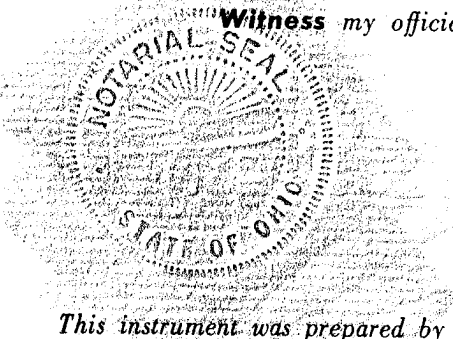
Signed and acknowledged in presence of us:
David J. Homan
 Witness David J. Homan
Thomas T. Homan, Jr.
 Witness Thomas T. Homan, Jr.

Helen E. Hoyng
Thomas J. Hoyng P. O. A.
 Helen E. Hoyng, by and through her attorney in fact, Thomas J. Hoyng

State of Ohio, Mercer County, ss.

On this 5th day of June , 19 97 , before me, a notary public in and for said County, personally came Helen E. Hoyng, an unmarried woman, by and through her attorney in fact, Thomas J. Hoyng the grantor in the foregoing deed, and acknowledged the signing thereof to be her 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, 1998

This instrument was prepared by Judy A. Koesters
 Attorney at Law
 201 East Vine Street
 Coldwater, Ohio 45828
 (419) 678-2378

9700003173
 Filed for Record in
 MERCER COUNTY, OHIO
 ANDREA L. SCHROYER
 On 06-10-1997 At 09:44 am.
 WARRANTY DEED 14.00
 Vol. 30 Pg. 539 - 540

9700003173
 PEOPLES
 FILE

Warranty Deed

From

Helen E. Hoyng, unmarried

To

Berniece F. Braun, unmarried

TRANSFERRED

Transferred

19

JUN 10 1997

MARK GIESIGER
 County Auditor
 MERCER COUNTY, OHIO