

That the Grantor, Rose Ann Buschur, an unmarried woman,,  
for valuable consideration paid, grants, with general warranty  
covenants, to the Grantee, William L. Werling, whose tax mailing  
address is c/o Werling Motors, 120 S. 1st Street, Coldwater, OH  
45828, the following real property:

BEING AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING:

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

Being Twenty-two (22) feet and three (3) inches off the West  
side of Lot Number Two (2) in W. A. I. Munsell's Original  
Plat of the incorporated Village of Coldwater, Ohio, as  
shown on the recorded plat of said Village, subject to all  
easements, conditions, restrictions and rights of way of  
record.

Last transfer of record appears in Volume 253, Page 541, of  
the Mercer County Recorder's Records of Deeds.

Grantor agrees to pay the December, 1996/and June, 1997  
installments of real estate taxes and assessments; Grantee assumes and agrees to  
pay the Dec., 1997 installment of real estate taxes and  
assessments and all taxes and assessments due and payable  
thereafter.

**APPROVED**

JUN 10 1997

MERCER COUNTY  
TAX MAP DEPARTMENT  
BY J. V. E.

ENG. MAP #: 002-1311-01-004-00-05

Exemption paragraph, conveyance Fee 16.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

AKK 6-10-97  
Deputy Aud. Date

VOL 30 PAGE 555

Witness my hand, this 25<sup>th</sup> day of January, 1997.

SIGNED AND ACKNOWLEDGED  
IN PRESENCE OF:

Thomas Luth  
Jeanne Jacobine

Rose Ann Buschur  
Rose Ann Buschur

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State,  
personally appeared the above named Rose Ann Buschur, an  
unmarried woman, who acknowledged that she did sign the  
foregoing instrument and that the same is her free act and  
deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and  
official seal at Celina, Ohio, this 25<sup>th</sup> day of January,  
1997.

Thomas Luth  
Notary Public

THOMAS E. LUTH, ATTORNEY AT LAW  
NOTARY PUBLIC FOR STATE OF OHIO  
MY COMMISSION HAS NO EXPIRATION, O.R.C. 147.03

This instrument prepared by:  
MEIKLE, TESNO & LUTH, ATTYS., 100 N. Main Street,  
Celina, Ohio 45822, without benefit of title search.

9700003177  
Filed for Record in  
MERCER COUNTY, OHIO  
ANDREA L SCHROYER  
On 06-10-1997 At 10:12 am.  
WARRANTY DEED 14.00  
Vol. 30 Pg. 554 - 555

9700003177  
WILLIAM L WERLING  
120 S FIRST ST  
COLDWATER, OH 45828

OHIO WARRANTY DEED

Rose Ann Buschur

TO

William L. Werling  
120 S. 1st Street  
Coldwater, OH 45828

TRANSFERRED

JUN 10 1997

MARK GIESSE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO