

That the Grantors, **Thomas R. Severt and Lisa M. Severt, Husband and Wife**, for valuable consideration paid, grant, with general warranty covenants, to the Grantees, **Larry E. Giere and Kimberly A. Giere**, whose tax mailing address is 4180 Fleetfoot Rd., Coldwater, OH 45828, the following real property:

Situated in the Township of Butler, County of Mercer and State of Ohio, bounded and described as follows:

Being Lot No. Four (4) in Kunk's Subdivision, as the same is shown on the recorded plat thereof in Plat Book 9, Page 34, of the Plat Records of Mercer County, Ohio, subject to all easements, conditions, limitations, and restrictions imposed thereon.

ALSO, a parcel of land situated in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-five (35), Town Six (6) South, Range Two (2) East, Butler Township, Mercer County, Ohio, and more particularly described as follows:

Beginning at the Northeast corner of Lot Number Four (4) of Kunk's Subdivision in Section Thirty-Five (35), Butler Township; thence South on and along the East line of said Lot a distance of One Hundred Twenty (120) feet to the Southeast corner of said Lot; thence East a distance of Fifty (50) feet; thence North a distance of One Hundred Twenty (120) feet; thence West a distance of Fifty (50) feet to the place of beginning, containing Fourteen Hundredths (0.14) of an acre of land, more or less.

Subject to easements, rights of way, restrictions and conditions of record.

Last transfer of record appears in Volume 302, Page 326, of the Mercer County Recorder's Records of Deeds.

Grantors agree to pay the December, 1997 installment of real estate taxes and assessments; Grantees assume and agree to pay the June, 1998 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MERCER COUNTY
TAX MAP DEPARTMENT

TAX MAP #: 002 3532.01-001.03

~~Exemption paragraph~~, conveyance Fee 140⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319. 202 Mark Giesige Mercer
County Auditor.

1/13/98
Deputy Aud. Date

TRANSFERRED

JAN 13 1998

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

The Grantors herein, Thomas R. Severt and Lisa M. Severt, Husband and Wife, hereby release all rights of dower herein.

Witness our hands, this 9th day of January, 1998.

SIGNED AND ACKNOWLEDGED
IN PRESENCE OF:

Terry Pottkotter
Terry Pottkotter
Susan V. Kremer
Susan V. Kremer

Thomas R. Severt
Thomas R. Severt
Lisa M. Severt
Lisa M. Severt

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Thomas R. Severt and Lisa M. Severt, Husband and Wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Coldwater, Ohio, this 9th day of January, 1998.

Susan V. Kremer
Notary Public, State of Ohio
My Commission Expires July 6, 2001

Susan V. Kremer
Notary Public

9800000249
Filed for Record in
MERCER COUNTY, OHIO
ANDREA L SCHROYER
On 01-13-1998 At 02:51 pm.
WARRANTY DEED 14.00
Vol. 44 Pg. 144 - 145

This instrument prepared by:
MEIKLE, TESNO & LUTH, ATTYS.
100 N. Main Street
Celina, Ohio 45822

9800000249
PEOPLES
FILE

OHIO WARRANTY DEED

Thomas R. Severt and
Lisa M. Severt

TO

Larry E. Giere and
Kimberly A. Giere
4180 Fleetfoot Rd.
Coldwater, OH 45828