



Know All Men by These Presents

That Kevin J. Sanning and Kristina A. Sanning, fka Kristina A. Lefeld, husband and wife
of Mercer County, Ohio,
in consideration of One Dollar (\$1.00) and other good and valuable consideration
to them in hand paid by Donald J. Bruggeman, unmarried
whose address is 209 East Sycamore Street, Coldwater, Ohio 45828
do es hereby **Grant, Bargain Sell and Convey**
to the said Donald J. Bruggeman
his heirs
and assigns forever, the following described **Real Estate**,⁽¹⁾

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

Being Lot Number Seven Hundred Sixty-three (763) 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 325, Page 676, Mercer County Deed Records.

Real estate taxes and assessments shall be prorated to the day of closing. Grantee agrees to be liable for and pay the real estate taxes and assessments due and payable thereafter.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 04 1998

MERCER COUNTY
TAX MAP DEPARTMENT

TAX MAP #: 08-34-151-006

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

heirs and assigns forever. And the said Kevin J. Sanning and Kristina A. Sanning, husband and wife

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

TRANSFERRED

SEP 4 1998

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 105.00

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

JK 9-4-98
Deputy Aud. Date

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

In Witness Whereof, the said

Kevin J. Sanning and Kristina A. Sanning, fka
Kristina A. Lefeld, husband and wife

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xond

who

hereby release their right and expectancy of dower in said premises, have hereunto set their
hands, this 28th day of August in the year A.D. nineteen hundred
and ninety-eight (1998).

Signed and acknowledged in presence of us:

Frank Woeste
Witness Frank Woeste

David J. Romer
Witness David J. Romer

Kevin J. Sanning
Kevin J. Sanning

Kristina A. Sanning
Kristina A. Sanning

State of Ohio,

Mercer

County, ss.

On this 28 day of August, 1998, before me, a notary public
in and for said County, personally came Kevin J. Sanning and Kristina A. Sanning,
husband and wife

the grantors in the foregoing deed, and
acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

Karla Clune
Notary Public

KARLA CLUNE
Notary Public - State of Ohio
My Commission Expires Aug. 2, 1999

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

9800006523
Filed for Record in
MERCER COUNTY, OHIO
ANDREA L. SCHROYER
On 09-04-1998 At 09:55 am.
WARNTY DEED 14.00
Book OR Vol. 62 Pg. 345 - 346

9800006523
ST HENRY
FILE

Waranty Deed

From

Kevin J. Sanning
Kristina A. Sanning

To

Donald J. Bruggeman

Transferred

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County Auditor