

**Know all Persons by These Presents****That,** RICARDO L. SHANER and AMBER A. SHANER, husband and wife,

*the Grantors, who claim title by or through  
instrument recorded in Volume 299, Page 938, Mercer  
County Recorder's Office, for the consideration of One (\$1.00) Dollar and other good and  
valuable considerations ----- received to their full satisfaction of*

WALTER L. YOUNKER, JR.,

*the Grantee, whose TAX MAILING ADDRESS will be*

601 West Front, Rockford, Ohio 45882,

**Give, Grant, Bargain, Sell and Convey** *unto the said Grantee, his  
heirs and assigns, the following described premises, situated in the VILLAGE  
of ROCKFORD, County of MERCER and State of Ohio:*

Being Lot Number Two Hundred Ninety-one (291) new numbering in the  
Village of Rockford, Ohio, the same being Lot Number Fifteen (15) in  
VanTilburg's Second Addition to said Village

All real estate taxes and assessments shall be prorated to the day of  
closing.

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

OCT 15 1998

MERCER COUNTY  
TAX MAP DEPARTMENT

TAX MAP #: 02-17-253-006~~Exemption paragraph~~, conveyance Fee 35.00

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

20K 10-5-98  
Deputy Aud. Date

**TRANSFERRED**

OCT 05 1998

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

*be the same more or less, but subject to all legal highways.*

**To Have and to Hold** the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, his heirs and assigns forever.  
And, Ricardo L. Shaner and Amber A. Shaner, husband and wife, the said Grantors, do for themselves and their heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the ensembling of these presents, they are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever

and that they will **Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantee, his heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration Ricardo L. Shaner and Amber A. Shaner, husband and wife, do hereby remise, release and forever quitclaim unto the said Grantee, his heirs and assigns, all their right and expectancy of **Dower** in the above described premises.

**In Witness Whereof**, we have hereunto set our hands, the 30 day of September, in the year of our Lord one thousand nine hundred and ninety-eight (1998).

Signed and acknowledged in presence of  
Witness - Judith A. McCullough  
Witness - Lynn K. Greber  
RICARDO L. SHANER  
AMBER A. SHANER

**State of Ohio** ss. Before me, as notary public  
MERCER County, in and for said County and State, personally appeared the above named RICARDO L. SHANER and AMBER A. SHANER, 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 this 30<sup>th</sup> day of September A. D. 1998.  
Notary public for Ohio  
My Commission Expires: 2-11-2003

This instrument prepared by Knapke Law Office, 115 N. Walnut St., Celina, OH 45822  
At Request Of: Coldwell Banker Lake Shore, Celina, OH 45822.

**Warranty Deed**

RICARDO L. SHANER  
AND AMBER A. SHANER

TO

WALTER L. YOUNKER, JR.

Transferred 19

COUNTY AUDITOR

STATE OF OHIO

COUNTY OF \_\_\_\_\_

RECEIVED FOR RECORD ON THE \_\_\_\_\_

day of \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ in \_\_\_\_\_ and RECORDED \_\_\_\_\_ DEED BOOK \_\_\_\_\_

98000001663  
Filed for Record in  
MERCER COUNTY, OHIO  
ANDREAN SCHROYER  
On 10-01-1998 at 03:16 p  
WARRANTY DEED 14.00  
Book of Vol. 64 Pg. 492 - 493

PLG FILE

RECORDER'S FEE \$