



VOL 64 PAGE 532

Know All Men by These Presents

That Barbara A. Fagan and Arthur Fagan, wife and husband
of Shelby County, Ohio,
in consideration of one dollar and other good and valuable considerations
to them in hand paid by Jack Albers and Bradley Everman
whose address is 1592 State Route 716, Maria Stein, OH 45860
do hereby **Grant, Bargain Sell and Convey**
to the said Jack Albers and Bradley Everman
their heirs
and assigns forever, the following described **Real Estate**,⁽¹⁾

Situated in the County of Mercer, in the State of Ohio, and in the Township of Franklin:

Being Lot No. 4 and Lot No. 5 in the Franklin Subdivision as shown on the recorded plat thereof, filed in Plat Cabinet 1, Page No. 77, of the Plat Records of Mercer County, Ohio, subject to the restrictions thereon.

Last Transfer: Official Record Volume 60, Page 939, Mercer County Recorder's Office.

Grantor agrees to pay and be responsible for the installment of real estate taxes and assessments due and payable in January, 1999, and Grantees agree to pay all real estate taxes and assessments due and payable thereafter.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 05 1998

MERCER COUNTY
TAX MAP DEPARTMENT

TAX MAP #: 09-22-251-004
09-22-251-005

PA COMMUNITY GRANTOR
IN THE 10th DAY OF OCTOBER
1998

~~Exemption paragraph, conveyance Fee~~ 4/02
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319.202, Mark Giesige Mercer
County Auditor.

Deputy Aud. Date 10/5/98

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

heirs and assigns forever. And the said Barbara A. Fagan and Arthur Fagan

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

OCT 05 1998

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

(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

Barbara A. Fagan

VOL 64 PAGE 533

and Arthur Fagan, wife and husband

who

hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 26th day of September in the year A. D. nineteen hundred and Ninety-Eight (1998).

Signed and acknowledged in presence of us:

David Wm. Brun
Witness - David Wm. Brun

Linda C. Stalder
Witness - Linda C. Stalder

Barbara A. Fagan
Barbara A. Fagan

Arthur A. Fagan
Arthur Fagan AKA Arthur A. Fagan

State of Ohio,

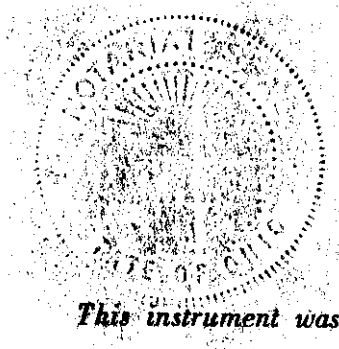
Mercer

County, ss.

On this 26th day of September, 19 98, before me, a Notary Public in and for said County, personally came Barbara A. Fagan and Arthur Fagan, wife and husband

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.



Linda C. Stalder

Notary Public - State of Ohio

LINDA C. STALDER, Notary Public
in and for the State of Ohio
My Commission Expires Aug. 3, 2000

This instrument was prepared by David Wm. Brun
Attorney at Law
123 West Main Street
Coldwater, OH 45828
Phone: 419-678-4317
Attorney Reg. #0002539

9800007275
Filed for Record in
MERCER COUNTY, OHIO
ANDREA L. SCHROYER
On 10-05-1998 At 03:01 pm.
WARNTY DEED 14.00
Book OR Vol. 64 Pg. 532 - 533

9800007275
TOM
P O BOX 100
206 S MAIN ST
NEW KNOXVILLE, OH 45871

Warrenty Deed

From

Barbara A. Fagan and
Arthur Fagan

To

Jack Albers and
Bradley Everman

Transferred

19

County Auditor