



Know All Men by These Presents

That Thomas J. Tumbush and Alice Marie Tumbush (AKA Thomas J. Tumbusch and Alice Marie Tumbusch), husband and wife
of Mercer County, Ohio,
in consideration of one dollar and other good and valuable considerations
to them in hand paid by Matthew J. May and Kathleen M. May
whose address is 417 West Main Street, Coldwater, OH 45828
do hereby **Grant, Bargain Sell and Convey**
to the said Matthew J. May and Kathleen M. May
their heirs
and assigns forever, the following described **Real Estate**,⁽¹⁾

Sub Situate in the Village of Coldwater, in the County of Mercer, and State of Ohio:

Being Lot Number Three Hundred Sixty-one (361) in Birkmeyer Height's Addition to the Village of Coldwater, Mercer County, Ohio, as the same is numbered and delineated on the recorded plat thereof, in the Recorder's Office of Mercer County, Ohio.

Last Transfer: Volume 248, Page 78, Deed Records of Mercer County, Ohio.

Real estate taxes and assessments shall be prorated to the date of closing.

PARCEL NO. 05-074100

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 02 1999

MERCER COUNTY
TAX MAP DEPARTMENT

TAX MAP #: 08-33-226-002

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 Thomas J. Tumbush and Alice Marie Tumbush

do hereby **Covenant and Warrant** 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.

Exemption paragraph, conveyance Fee 50.00
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesigo Mercer County Auditor.

JK
Deputy Aud. Date

3-899

TRANSFERRED

MAR 08 1999

MARK GIESIGO
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.).

and Alice Marie Tumbush, husband and wife who
 hereby release their right and expectancy of dower in said premises, have hereunto set their
 hands, this 24th day of February in the year A.D. nineteen hundred
 and Ninety-nine (1999).

Signed and acknowledged in presence of us:

David J. Homan
 Witness David J. Homan

Thomas T. Homan, Jr.
 Witness Thomas T. Homan, Jr.

Thomas J. Tumbush
 Thomas J. Tumbush

Alice Marie Tumbush
 Alice Marie Tumbush

State of Ohio,

Mercer

County, ss.

On this 24th day of February, 1999, before me, a Notary Public
 in and for said County, personally came Thomas J. Tumbush and Alice Marie Tumbush,
 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.

Thomas T. Homan, Jr.

Notary Public - State of Ohio

THOMAS T. HOMAN, JR.
 Notary Public, State of Ohio
 My Commission Expires March 3, 2003

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

9900001643
 Filed for Record in
 MERCER COUNTY, OHIO
 ANDREA L SCHROYER
 On 03-08-1999 At 02:54 pm.
 WARRANTY DEED 14.00
 Book OR Vol. 78 Pg. 477 - 478

9900001643
 MTL
 FILE

Warranty Deed

From

Thomas J. Tumbush and
 Alice Marie Tumbush

To

Matthew J. May and
 Kathleen M. May

Transferred

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County Auditor