



Know All Men by These Presents

That Thomas Muhlenkamp and Ruth A. Muhlenkamp, aka Ruth Muhlenkamp, 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 Brian R. Welsch
whose address is 315 S. Second Street, Coldwater, Ohio 45828
do hereby **Grant, Bargain Sell and Convey**
to the said Brian R. Welsch
his heirs
and assigns forever, the following described **Real Estate**,⁽¹⁾

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

Lot Number Eighty-Three (83) as known on the recorded plat to the Village of Coldwater, Mercer County, Ohio. ALSO: Being that part of Lot Number Eighty-six (86) which lies west of the right of way of the Cincinnati Northern Railroad, as shown on the recorded plat of said Village.

ALSO: Situated in the Village of Coldwater, County of Mercer and State of Ohio, to-wit:

Situated in the Northwest Quarter of Section 34, Township 6 South, Range 2 East, Butler Township, Mercer County, Village of Coldwater, Ohio, and being a part of the railroad right-of-way as described in Mercer County Deed Records Volume 50, Page 27 and being more particularly described as follows:

Commencing at an iron pin at the northeast corner of Lot #88 (formerly Lot #16) of Rosenbeck's Addition to Coldwater; thence South 89°23'41" West 56.07 feet along the north line of said Lot #88 to an iron pin; thence South 00°06'05" East 66.20 feet to an iron pin on the south line of said Lot #88; thence South 24°38'35" West 73.21 feet to an iron pin on the south line of Lot #87, said iron pin being the TRUE POINT OF BEGINNING for the tract described herein; thence continuing South 24°38'35" West 73.23 feet to an iron pin on the south line of Lot #86; thence South 89°21'07" West 14.27 feet along the south line of Lot #86 to an iron pin at the southwest corner of said Lot #86; thence North 00°07'28" West 35.09 feet along the west line of Lot #86 to a point; thence in a northerly direction curving to the left with a radius of 1367.46 feet, an arc distance of 34.36 feet, said arc having a chord North 24°24'10" East 34.36 feet, to a point on the south line of Lot #87; thence North 89°21'58" East 30.68 feet along the south line of said Lot #87 to the point of beginning containing 0.040 acres (1733 square feet), more or less, and being subject to all legal easements of record. This description was prepared from an actual survey completed in May, 1984, by Richard T. Mote, Registered Surveyor #5552.

Tax ID#05-043600.0000 and 05.043900.0000

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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 grantee,
Brian R. Welsch, his

heirs and assigns forever. And the said Thomas Muhlenkamp and Ruth A. Muhlenkamp

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

**Last Transfer: Volume 244, Page 269 and Volume 293, Page 603, Mercer County Deed Records.

Grantors hereby agree to be liable for and pay the real estate taxes and assessments due and payable in July, 1999. Grantee agrees to be liable for and pay the real estate taxes and assessments due and payable thereafter.

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

and Ruth A. Muhlenkamp aka Ruth Muhlenkamp, husband and wife who hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 25th day of May in the year A. D. nineteen hundred and ninety-nine (1999).

Signed and acknowledged in presence of us:

Witness David J. Homan

Witness Thomas T. Homan, Jr.

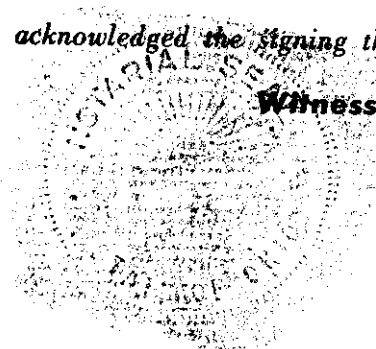
Thomas Muhlenkamp

Ruth A. Muhlenkamp

State of Ohio, Mercer County, ss.

On this 25th day of May, 1999, before me, a notary public in and for said County, personally came Thomas Muhlenkamp and Ruth A. Muhlenkamp, 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.



Notary Public

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

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

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

MAY 27 1999

MERCER COUNTY TAX MAP DEPARTMENT

TAX MAP #: 08-34-103003

9900003811 Filed for Record in MERCER COUNTY, OHIO ANDREA L SCHROYER On 05-27-1999 At 10:11 am. WARRANTY DEED 14.00 Book OR Vol. 85 Pg. 888 - 889

9900003811 ROMNEY & VANDEMARK PO BOX 1256 330 N MAIN ST LIMA, OH 45802-1256

Warranty Deed

From

Thomas Muhlenkamp Ruth A. Muhlenkamp

To

Brian R. Weisch

Transferred

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County Auditor

Exemption paragraph, conveyance fee 24.00 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 5-27-99

TRANSFERRED

MAY 27 1999

MARK GIESIGE COUNTY AUDITOR MERCER COUNTY, OHIO