



PROFESSIONAL  
CLAIMS TITLE  
INS

# Know All Men by These Presents

**That** James Meyer and Melissa M. Meyer, husband and wife  
of Mercer County, Ohio,  
in consideration of one dollar and other good and valuable considerations  
to them in hand paid by Tracy L. Youngpeter  
whose address is 414 East Elizabeth Street, Coldwater, OH 45828  
do hereby **Grant, Bargain Sell and Convey**  
to the said Tracy L. Youngpeter her heirs  
and assigns forever, the following described **Real Estate**,<sup>(1)</sup>

DUB

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

Being Lot Number Four Hundred Fifty-Seven (457) Fairview Addition to the Incorporated Village of Coldwater, Mercer County, Ohio, as the same is shown on the recorded plat of said Village, subject to all easements, conditions, restrictions, and right of ways of record.

Last Transfer: Volume 316, Page 446, Deed Records of Mercer County, Ohio.

Permanent Parcel #5-083700.0000

Grantors agree to pay and be responsible for the installment of real estate taxes and assessments due and payable in July, 1999; Grantee agrees to pay and be responsible for all real estate taxes and assessments due and payable thereafter.

## TRANSFERRED

JUL 13 1999

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 13 1999

MERCER COUNTY  
TAX MAP DEPARTMENT

TAX MAP #: 08-27-358-013

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, her

heirs and assigns forever. And the said James Myer and Melissa M. Meyer

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 13.50

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

MARK 7-13-99  
Deputy Aud. Date

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

and Melissa M. Meyer, husband and wife who hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 17th day of June in the year A. D. nineteen hundred and Ninety-Nine (1999).

Signed and acknowledged in presence of us:

Sharon K Link  
Witness Sharon K Link

James Meyer  
A

Kathleen Hemmelgarn  
Witness Kathleen Hemmelgarn

Melissa M Meyer  
Melissa M. Meyer

State of Ohio, Mercer County, ss.

On this 17th day of June, 1999, before me, a Notary Public in and for said County, personally came James Meyer and Melissa M. Meyer, 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.

KATHLEEN HEMMELGARN  
Notary Public - State of Ohio  
My commission expires January 7, 2002  
Recorded in Mercer County

Kathleen Hemmelgarn  
Notary Public - State of Ohio

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

9900004968  
Filed for Record in  
MERCER COUNTY, OHIO  
ANDREA L SCHROYER  
On 07-13-1999 At 11:47 am.  
WARRANTY DEED 14.00  
Book OR Vol. 89 Pg. 877 - 878

9900004968  
PROFESSIONAL CLOSING TITLE AGENCY INC  
2021 E DUBLIN GRANVILLE RD  
SUITE 140  
COLUMBUS, OH 43229

Warranty Deed

From

James Meyer and  
Melissa M. Meyer

To

Tracy L. Youngpeter

Transferred

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County Auditor

