WARRANTY DEED, with release of dower.—No. 22. (Reprinted 4/95) apco Registered in U.S. Patent and Trademark Office anderson publishing co. cincinnati, ohio 45201

Know All Men by These Presents

That Floyd C. Winner and Judith Ann Winner, 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* Steve Cook

whose address is 6650 Coldwater Beach Road, Celina, Ohio 45822

do hereby **Grant, Bargain Sell and Convey**

to the said Steve Cook

his heirs

and assigns forever, the following described **Real Estate,**(1)

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

The following tract of land in the northwest quarter of Section 20, town 6 south, range 3 east, Franklin Township, Mercer County, Ohio, as shown on a plat of survey made by B. R. Gebhart, registered surveyor, to which plat reference is made for more particular description:

Beginning at a concrete monument "A" set on the northeast corner of Coldwater Beach Road and North Shore Drive in Coldwater Beach; thence northeasterly along the east line of North Shore Drive 93.75 feet to a point "X" an iron pin, said point being the southwest corner of Russel Kerrick tract; thence easterly with an interior angle of 88°35', 61.60 feet to an iron pin "Y", said point being the southeast corner of Russel Kerrick tract; thence southerly with an interior angle of 97°08', 76.70 feet to point "B", a wood stake set on north line of Coldwater Beach Road; thence westerly with an interior angle of 97°14", 71.02 feet along the north line of Coldwater Beach Road to point of beginning. Tract contains 0.13 acres, more or less, and is a part of Section I, Coldwater Beach, as recorded in Plat Book 4, Page 39, Mercer County Recorder's Records.

Last Transfer: Volume 299, Page 766, 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.

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

Tax I.D. No.: 09-035950-0000 TAX MAP #: 09-20-177-029

JUL 30 1999

MERCER COUNTY TAX MAP DEPARTMENT

and all the **Estate, Right, Title and Interest** *of the said grantor* s *in and to said premises;* **To have and to hold** *the same, with all the privileges and appurtenances thereunto belonging, to said grantee* , Steve Cook, his

heirs and assigns forever. And the said Floyd C. Winner and Judith Ann Winner, husband and wife

do hereby **Covenant and Warrant** *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.*

~~Exemption paragraph~~, conveyance ~~Fee~~ 10.00
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

LAK 7-30-99
Deputy Aud. Date

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

In Witness Whereof, *the said* Floyd C. Winner *and* Judith Ann Winner, husband and wife *who hereby release* their *right and expectancy of dower in said premises, have hereunto set* their *hands, this day of* July *in the year A. D. nineteen hundred and* ninety-nine (1999)

Signed and acknowledged in presence of us:

Nancy Swain
Witness -

Karen M. Hoyer
Witness -

Floyd C. Winner
Floyd C. Winner

Judith Ann Winner
Judith Ann Winner

State of Ohio, Mercer ***County, ss.***

On this 30th *day of* July, *1999, before me, a* notary public *in and for said County, personally came* Floyd C. Winner and Judith Ann Winner, husband and wife ~~Judith H. Winner~~ *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.*

Marlene C. Fisher
Notary Public

Marlene C. Fisher
Notary Public, State of Ohio
My Commission Expires April 27, 2001

This instrument was prepared by Judy A. Koesters, Attorney at Law
201 E. Vine St., Coldwater, OH 45828
(419) 678-2378

9900005369
Filed for Record in
MERCER COUNTY, OHIO
ANDREA L SCHROYER
On 07-30-1999 At 12:09 pm.
WARNTY DEED 14.00
Book OR Vol. 91 Pg. 262 - 263

9900005369
FLOYD WINNER
813 MARY LANE
COLDWATER, OH 45828

Warranty Deed

From
Floyd C. Winner
Judith Ann Winner

To
Steve Cook

TRANSFERRED
Transferred JUL 30 1999 *19*
MARK SIEGRIST *County Auditor*
COUNTY AUDITOR
MERCER COUNTY, OHIO