



Know All Men by These Presents

That Elmer H. Heitkamp and Julia M. Heitkamp, Husband and wife

of

Mercer

County, Ohio,

in consideration of one dollar and other good and valuable considerations

to them in hand paid by Velma J. Hartke

whose address is 842 Pauline Drive, Coldwater, OH 45828

do

hereby **Grant, Bargain Sell and Convey**

to the said Velma J. Hartke

her heirs

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

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

Being Lot #1434 in Northfield Estates First Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said addition in Plat Cabinet 1, Pages 227 and 228, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all restrictions, conditions, and provisions shown on said plat, and also in Miscellaneous Volume 9, Page 540, all in the Recorder's Office, Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein, and subject to the zoning restrictions of the Village of Coldwater, Ohio.

The last conveyance appears in Deed Volume 333, Page 399, Recorder's Office, Mercer County, Ohio.

The Grantors agree to pay and be responsible for all taxes and assessments due and payable in July, 1999. The Grantee agrees to pay and be responsible for all taxes and assessments due and payable thereafter, beginning February, 2000.

Parcel # 05-184200.0000

Last Transfer: Official Record Volume OR 93, Page 150, Deed Records of Mercer County, Ohio.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

TAX MAP #: 08-28-177-01

AUG 25 1999

MERCER COUNTY
TAX MAP DEPARTMENT

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

Velma J. Hartke, her

heirs and assigns forever. And the said Elmer H. Heitkamp and Julia M. Heitkamp, Husband and Wife

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.

Exemption paragraph, conveyance Fee 160.00

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

JAK
Deputy Aud. Date

8-25-99

TRANSFERRED

AUG 25 1999

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.).

and Julia M. Heitkamp, Husband and Wife who
 hereby release their right and expectancy of dower in said premises, have hereunto set their
 hands, this 23rd day of August in the year A. D. nineteen hundred
 and ninety-nine (1999).

Signed and acknowledged in presence of us:

Thomas T. Homan, Sr.
 Witness Thomas T. Homan, Sr.

Elmer H. Heitkamp
 Elmer H. Heitkamp

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

Julia M. Heitkamp
 Julia M. Heitkamp

State of Ohio, Mercer

County, ss.

On this 23rd day of August, 19 99, before me, a Notary Public
 in and for said County, personally came Elmer H. Heitkamp and Julia M. Heitkamp, 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
 PH: 419-678-4317

9900005942
 Filed for Record in
 MERCER COUNTY, OHIO
 ANDREA L SCHROYER
 On 08-25-1999 At 03:46 pm.
 WARNTY DEED 14.00
 Book OR Vol. 93 Pg. 152 - 153

9900005942
 HOMAN
 FILE

Waranty Deed

From

Elmer H. Heitkamp and
 Julia M. Heitkamp

To

Velma J. Hartke

Transferred

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County Auditor