



QUIT-CLAIM DEED *

Instrument Book Page
199900006390 OR 94 635

Daniel I. Brackman and Denise M. Brackman, Husband and Wife
with Daniel I. Brackman as a former (1), of Mercer County, Ohio
member of Grantee herein
for valuable consideration paid, grants(s) to

Hausfeld & Brackman, LTD.

, whose tax-mailing address is

405 N. Mill St., Coldwater, OH 45828

the following **REAL PROPERTY**: Situated in the County of Mercer in the State
of Ohio and in the Village of Coldwater ; (2)

Being a tract of land out of the Northwest corner of the Southwest quarter (SW $\frac{1}{4}$) of Section
Twenty-seven (27), Town Six (6) South, Range Two (2) East, in the Village of Coldwater,
Mercer County, Ohio and more definitely described as follows:

Starting at a point in the center of State Route #118, which is also the centerline between
Sections Twenty-seven (27) and Twenty-eight (28) of Butler Township and Thirteen (13) feet
more or less South of the West quarter post of Section Twenty-seven (27) as the place of
beginning, thence South One Hundred Sixty-one and Fifty-eight hundredths (161.58) feet to
a point on the section line also being the center of State Route #118; thence East Thirty
feet to a one inch iron pipe; thence continuing east Ninety-seven and Eighty-three hundredths
(97.83) feet to an iron pipe; thence East Twenty-two (22) feet to the center of Harden Creek
Ditch; thence in a Northeasterly direction following the center of Harden Creek Ditch to
a point directly East of the point of beginning Thirteen (13) feet more or less South of the
Northerly line of said Northwest quarter of the Southwest quarter (SW $\frac{1}{4}$); thence Westerly
to the point of beginning. A strip of land Thirty (30) feet wide along the West side of the
above tract of land was previously dedicated for road purposes.

continued on reverse hereof

Official Record

Mercer County Recorder's Office.

Prior Instrument Reference: Vol. 21 Page 123 of the ~~Book Record XXXXXX~~~~County Ohio~~(3) ~~wife (husband) of the~~

Grantors releases all rights of dower therein. Witness their hand(s) this 15th day
of September, 1999.

Signed and acknowledged in the presence of:

WITNESS - David Wm. Bruns

Daniel I. Brackman

WITNESS - Rosalie Wright

Denise M. Brackman

State of Ohio

County of Mercer

ss.

BE IT REMEMBERED, That on this 15th day of September, 1999, before me,
the subscriber, a notary public in and for said county, personally came,
Daniel I. Brackman and Denise M. Brackman, Husband and Wife the Grantor(s) in the
foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day

ROSALIE WRIGHT, Notary Public
in and for the State of Ohio
My Commission Expires 6/1/00

Notary Public - State of Ohio

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

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

QUIT CLAIM DEED

FROM

Daniel L. Brackman and
Denise M. Brackman

TO

Hausfeld & Brackman Properties, LTD.

(continued)

ALSO: Being a tract out of the Northwest corner of the Southwest quarter of Section Twentyseven (27), Town 6 South, Range 2 East, in the Village of Coldwater, Mercer County, Ohio and more particularly described as follows, to-wit:

Starting at a point in the center of State Route #118 which is also the center line between Section Twenty-seven (27) and Twenty-eight (28) of Butler Township and Three (3) feet more or less South of the West quarter post of Section Twenty-seven (27) thence South on the Section line One Hundred Seventy-one and Fifty-eight hundredths (171.58) as the place of beginning; thence continuing south One Hundred Twenty-three and Fifty-eight hundredths (123.58) feet to a point on the Section line also being the center of State Route #118, thence east Thirty (30) feet to a one inch pipe at the East right-of-way of State Route #118, thence continuing East Twenty-two and Five tenths (22.5) feet to the center of Harden Creek Ditch; thence in a northeasterly direction following the center of Harden Creek Ditch, a distance of One hundred Forty-seven and Ninety-two hundredths (147.92) feet; thence West Twenty-two (22) feet from the center of Harden Creek Ditch to a one inch iron pipe; thence continuing West Ninety-seven and Eighty-three hundredths (97.83) feet to an iron pipe; thence continuing West thirty (30) feet to the center of State Route #118, the place of beginning and containing Twenty-nine hundredths (0.29) of an acre, more or less.

Subject to all easements, rights-of-way, highways and other restrictions of record, including the Permanent Easement granted to the Village of Coldwater, Ohio for construction, installation, operation, maintenance and repair of a storm water conduit over Hardin Creek, which Easement is recorded in Volume OR19, Page 1019, Mercer County Official Records.

Grantees agree to pay and be responsible for all real estate taxes and assessments due and payable in July 1999 and thereafter.

Permanent Parcel #5-001900.0000

TRANSFERRED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 16 1999

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

MERCER COUNTY
TAX MAP DEPARTMENT

08-27-301-001

TAX MAP #: 08-27-301-002

Exemption paragraph, conveyance Fee \$0.00

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

DAK 9-16-99
Deputy Aud. Date

199900006390
Filed for Record in
MERCER COUNTY, OHIO
ANDREA L SCHROYER
On 09-16-1999 At 10:30 am.
QUIT C DEED 14.00
OR Book 94 Page 635 - 636

199900006390
BRUNS
FILE