

Instrument 200500001183 OR Book 196 Page 709

OHIO WARRANTY DEED**KNOW ALL PERSONS BY THESE PRESENTS**

That, **CMLS Family Limited Partnership, an Ohio Partnership**, the Grantor, for the consideration of One (\$1.00) Dollar and other good and valuable considerations received to its full satisfaction of

Aaron J. Wourms and Melissa L. Wourms,
husband and wife, for their joint lives, remainder to the survivor of them,

the Grantees, whose **TAX MAILING ADDRESS** will be:

707 West South Street - Coldwater, OH 45828

does **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said Grantees, their heirs and assigns, the following described premises:

Situated in the **VILLAGE of COLDWATER, COUNTY of MERCER, and STATE of OHIO:**

Being all of Lot Number Seven Hundred and Two (702) and the west one-half (½) of Lot Number Seven Hundred and Three (703) in Oppenheim Second Addition, as shown on the recorded plat of said Village.

Tax Parcel I.D. #05-109000.0000 8-33-204-007

The Last Transfer of Record appears in Official Record Volume 49, Page 283, Mercer County Recorder's Records.

Grantor and Grantees hereby agree that all taxes and assessments are prorated to the date of closing.

I hereby certify that the Certificate of Limited Partnership of CMLS Family Limited Partnership is of record in Volume 2, Page 571, amended in Volume 2, Page 576, and corrected in Official Record Volume 51, Page 790, Mercer County Recorder's Records.

DEPARTMENT OF
SURVEYING
 FOR TAX MAPPING PURPOSES

FEB 25 2005

MERCER COUNTY
 TAX MAP DEPARTMENT

TRANSFERRED

FEB 25 2005

**MARCO GIESIG
 COUNTY AUDITOR
 MERCER COUNTY, OHIO**

Exemption paragraph, conveyance Fee 24.50
 The Grantor and Grantee of this deed have
 complied with the provisions of R. C. Sec.
 319, 202 Mark Giesig Mercer
 County Auditor.

KP 2-25-05
 Deputy Aud. Date

be the same more or less, but subject to all legal highways.

TO HAVE AND TO HOLD the above-granted and bargained premises, with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever.

And **CMLS Family Limited Partnership, an Ohio Partnership**, the said Grantor, does for itself and its successors and assigns, covenants with the said Grantees, their heirs and assigns, that at and until the enscealing of these presents, it is well seized of the above-described premises, as a good and indefeasible estate in **FEE SIMPLE**, and has good right to bargain and sell the same in manner and form as above written, and that the same are **free from all incumbrances whatsoever** and that it will **Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever.

**CMLS Family Limited Partnership,
An Ohio Partnership**

Dated: 2-24-2005

Coletta M. Schwieterman

By Coletta M. Schwieterman
General Partner and its President

Dated: 2-24-05

Ralph J. Schwieterman

By Ralph J. Schwieterman
General Partner and its Secretary

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Coletta M. Schwieterman, General Partner and President of CMLS Family Limited Partnership, an Ohio Partnership**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Caldwate, Mercer County, Ohio, this 24th day of February, 2005.

THERESA E. GAST
Notary Public-State of Ohio
My Commission Expires Feb. 6, 2008

Theresa E. Gast
Notary Public for Ohio
My Commission Expires:

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Ralph J. Schwieterman, General Partner and Secretary of CMLS Family Limited Partnership, an Ohio Partnership**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Caldwate, Mercer County, Ohio, this 24th day of February, 2005.

THERESA E. GAST
Notary Public-State of Ohio
My Commission Expires Feb. 6, 2008

Theresa E. Gast
Notary Public for Ohio
My Commission Expires:

200500001183
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
02-25-2005 At 09:20 am.
WARTY DEED 28.00
OR Book 196 Page 709 - 710

This instrument prepared by: Knapke Law Office, LLC, 115 N. Walnut St., Celina, Ohio

200500001183
KNAPKE
FILE