

Instrument      Book      Page  
200500001557 OR 196 2399**OHIO WARRANTY DEED****KNOW ALL PERSONS BY THESE PRESENTS**

That, **Randy D. Rammel and Angela S. Rammel fka Angela S. Diller, husband and wife**, the Grantors, who claim title by or through instrument recorded in **DEED VOLUME 319 PAGE 188, Mercer County Recorder's Office**, for the consideration of One (\$1.00) Dollar and other good and valuable considerations received to their full satisfaction of

**Stacy M. Rammel,**

the Grantee, whose **TAX MAILING ADDRESS** will be

217 S. Wayne Street, Ft. Recovery, Ohio 45862,

do **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee, her heirs and assigns, the following described premises:

Situated in the **VILLAGE** of **FT. RECOVERY, COUNTY** of **MERCER**, and **STATE** of **OHIO**, to-wit:

Being Lot Number One (1) in Winter's Addition to the Village of Ft. Recovery, Gibson Township side, as same is set forth on the recorded plat thereof in Plat Book 1, Page 103, of the Plat Records of Mercer County, Ohio, subject to all easements and restrictions of record imposed thereon and the zoning ordinances of the Village of Ft. Recovery, Ohio.

Tax Parcel I.D. #17-024200.0000

Tax map # 13-16-127-001

Grantors hereby assume and agree to pay the July, 2005, installment of real estate taxes and assessments; Grantee hereby assumes and agrees to pay the January, 2006, and thereafter, installment of real estate taxes and assessments thereon.

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

**MAR 14 2005**

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

**MAR 14 2005**

MAR 14 2005  
COUNTY CLERK  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 7800  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesigo Mercer  
County Auditor.

12415 3-14-05  
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 Grantee, her heirs and assigns forever.

And, **Randy D. Rammel and Angela S. Rammel fka Angela S. Diller, husband and wife**, the said Grantors, do for themselves and their heirs, executors, and administrators, covenant with the said Grantee, her heirs and assigns, that at and until the ensealing of these presents, **they are** well seized of the above-described premises, as a good and indefeasible estate in **FEE SIMPLE**, and have 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 **they will Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantee, her heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration, **Randy D. Rammel and Angela S. Rammel fka Angela S. Diller, husband and wife**, do hereby remise, release and forever quitclaim unto the said Grantee, her heirs and assigns, all their right and expectancy of DOWER in the above described premises.

3/11/2005  
Dated

Randy D. Rammel  
Randy D. Rammel

3/11/05  
Dated

Angela S. Rammel  
Angela S. Rammel

**STATE OF OHIO - COUNTY OF MERCER**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Randy D. Rammel and Angela S. Rammel fka Angela S. Diller, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at Celina, Ohio, this 11th day of March, A.D. 2005.



KATHLEEN HEMMELGAR  
In and for the State of Ohio  
Commission Expires, January 7, 2007

Kathleen Hemmelgar  
Notary Public for the State of Ohio  
My Commission Expires:

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, Ohio

200500001557  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
03-14-2005 At 02:56 pm.  
WARNTY DEED 28.00  
OR Book 196 Page 2399 - 2400

200500001557  
KNAPKE  
FILE