

# Know All Men by These Presents:

(General Warranty Deed)

**Charles A. Braun and Patricia M. Braun, husband and wife, of Mercer County, Ohio,** for valuable consideration paid, *grant with General Warranty Covenants*, to

**Michelle J. Swain**  
whose tax-mailing address is 411 Betty Lane, Coldwater, Ohio 45828

the following described real estate:

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

Being Lot #1468 in Sturbridge Estates Fourth Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said addition in Plat Book Volume 1, Page 307, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all restrictions, conditions, and provisions shown on said plat, and also in Miscellaneous Book Volume 82, Pages 261-262, 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.

Prior Deed Reference: Volume OR178, Page 1825, Mercer County Official Records

Tax ID #05-187600.0000  
Tax Map #08-34-156-003

Real estate taxes and assessments shall be prorated to the date of closing.

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, **Michelle J. Swain**, her heirs and assigns forever. And the said **Charles A. Braun and Patricia M. Braun, husband and wife**, do hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Charles A. Braun and Patricia M. Braun, husband and wife**, the Grantors, who hereby release all rights of dower therein, have hereunto set their hands this 15<sup>th</sup> day of April, 2005.

SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 29 2005

*Charles A. Braun*

Charles A. Braun

*Patricia M. Braun*

Patricia M. Braun

MERCER COUNTY  
TAX MAP DEPARTMENT  
STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 15<sup>th</sup> day of April, 2005, before me, the subscriber, a notary public in and for said State, personally came **Charles A. Braun and Patricia M. Braun, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed in name and affixed my official seal on the day and year last aforesaid.



KATHRYN W. SPEELMAN  
Notary Public-State of Ohio  
Commission has no expiration  
Section 147.03 R.C.

*Kathryn W. Speelman*  
Notary Public

~~Exemption paragraph, conveyance Fee~~ 155.00

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

E.M. 4-29-05  
Deputy Asst. Dir.

Instrument Book Page  
200500002593 OR 198 1857

TRANSFERRED

APR 29 2005

MARK GIEBIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

200500002593  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
04-29-2005 At 12:39 pm.  
WARRANTY DEED 28.00  
OR Book 198 Page 1856 - 1857  
200500002593  
KOESTERS  
FILE