

TRANSFERRED

MAY 24 2005

MARK L. BRIDGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance fee~~ ^{\$7500}
The Grantor and Grantee of this deed have
compiled with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
107B 5-24-05
Deputy Aud. Date

Instrument Book Page
200500003160 OR 199 1677

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that PHILLIP NAUMANN and CHERYLE NAUMANN, husband and wife, Grantors, for valuable consideration paid, grant, with general warranty covenants, to RACHEL A. GROSS, unmarried, and JOSHUA D. HEMMELGARN, unmarried, for their joint lives, with the remainder to the survivor of them Grantees, whose tax mailing address is 208 East Sycamore Street, Coldwater, Ohio 45828 for the following real property (the "Property"):

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

Being a part of Outlots Numbered Forty-four (44) and Forty-five (45) in the Incorporated Village of Coldwater, County of Mercer and State of Ohio, more specifically described as follows:

Commencing for the same One Hundred and Fifty (150) feet East of the Southwest corner of Outlot No. Forty-four (44); thence North One Hundred and Seventy-three (173) feet; thence East Seventy-three (73) feet and Three (3) inches; thence South One Hundred and Seventy-three (173) feet; thence West Seventy-three (73) feet and Three (3) inches to the place of beginning. Except therefrom a strip off the South end of uniform width to conform with the width of Sycamore Street to be used for street purposes.

5-028700 8-34-104-006

Prior Instrument Reference: Official Record Volume 301, Page 324.

The Property is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules, and regulations;
- (iv) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

200500003160
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
05-24-2005 At 10:04 am.
WARNTY DEED 28.00
OR Book 199 Page 1677 - 1678

Grantors release all rights of dower therein.

Executed on the 20 day of May, 2005.


PHILLIP NAUMANN

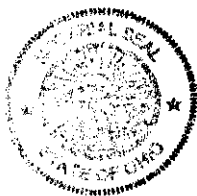

CHERYL E. NAUMANN

STATE OF OHIO)
)SS:
COUNTY OF SHELBY)

200500003160
SCHNELLE
FILE

Before me, a notary public in and for said County and State, personally appeared the above named PHILLIP NAUMANN and CHERYL E. NAUMANN, Grantors, 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 Sidney, Ohio this 20th day of May, 2005.



KEITH M. SCHNELLE
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
MY COMM. HAS NO EXPIRATION DATE


Notary Public

*This instrument prepared by Keith M. Schnelle
of the firm of Elsass, Wallace, Evans, Schnelle & Co., L.P.A.
Attorneys at Law, Sidney, Ohio 45365.*

S:\Elizabeth\Holly\Re05\Naumann to Gross.dd.wpd
18:05:jel
May 16, 2005

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 24 2005

MERCER COUNTY
TAX MAP DEPARTMENT