

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **JEFFREY D. ROESSNER** and **DEBRA R. ROESSNER, husband and wife**, for valuable consideration paid, grant to **BENANZER CUSTOM HOMES, INC.**, whose tax mailing address is 5141 State Route 29, Celina, Ohio 45822, the following described real property:

Situated in the Village of Ft. Recovery, County of Mercer and State of Ohio, to-wit:

Being Lot Numbered Sixty-six (66) in Indian Heights Subdivision Phase IV, as same is set forth on the recorded plat thereof in Plat Cabinet 1, Pages 382-383, in the Recorder's Office 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.

THIS CONVEYANCE IS SUBJECT TO THE CONDITION THAT THE ABOVE DESCRIBED LOT SHALL NOT BE USED FOR MULTI-FAMILY HOUSING.

PRIOR INSTRUMENT REFERENCE: Official Record Vol. 186, Page 1519,

TAX PARCEL NUMBER: 17-010120.0266

TAX MAP NUMBER: 13-16-278-020

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 21 2005

MERCER COUNTY
TAX MAP DEPARTMENT

NOTE: This Deed is being re-recorded to correct an error in the spelling of the name of the Grantee herein. in Official Records Vol. 205, Pg 2130.

The Grantors and Grantee herein agree that all taxes and assessments hereon shall be prorated as of the date of closing, with Grantee to pay all installments thereafter.

The said **Jeffrey D. Roessner and Debra R. Roessner**, who hereby release all their right and expectancy of dower herein, have hereunto set their hands this 11/18 day of November, 2005.

Jeffrey D. Roessner
Jeffrey D. Roessner

Debra R. Roessner
Debra R. Roessner

200500007265
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
11-21-2005 At 02:05 pm.
WARNTY DEED 32.00
OR Book 206 Page 2020 - 2021

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me a Notary Public in and for said State, personally appeared the above named **Jeffrey D. Roessner and Debra R. Roessner, 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 on this 18th day of November, 2005.

Chris A. Schoen

Notary Public, State of Ohio

SEAL

CHRIS A. SCHOEN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MAY 12, 2010

200500007265
PEOPLES
FILE

This instrument prepared by: **PURDY, LAMMERS & SCHIAVONE, ATTYS.**
113 East Market Street
P.O. Box 404
Celina, OH 45822

TDL/LK

TRANSFERRED

NOV 21 2005

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee EC

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

KP 11-21-05
Deputy Aud. Date