

Instrument Book Page
200500007772 OR 207 1655**OHIO WARRANTY DEED****KNOW ALL PERSONS BY THESE PRESENTS**

That, **Anna H. Tangeman**, an unmarried woman, the Grantor, who claims title by or through instrument recorded in **OFFICIAL RECORD VOLUME 95, PAGE 747, Mercer County Recorder's Office**, for the consideration of One (\$1.00) Dollar and other good and valuable considerations received to her full satisfaction of

Carol J. Mayer

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

1810 N. Nelson Avenue, Wilmington, Ohio 45177

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

Situated in the **Village of Coldwater, County of Mercer, State of Ohio**, and bounded and described as follows:

Being the north one-half (1/2) of Lots number sixty-one (61) and sixty-two (62) of the Incorporated Village of Coldwater, Ohio, as the same are shown on the recorded plat of said Village.

Tax Parcel I. D. #5-040700.0000 8-28-980-001

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

DESCRIPTIVE
SUPPORT
FOR TAX MAPPING PURPOSES

DEC 19 2005

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 19 2005

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 160.00
The Grantor and Grantee of this deed have
complied with the provisions of E. C. Sec.
310, 202 Mark Giesige Mercer
County Auditor.

KP 12-19-05
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, **Anna H. Tangeman, an unmarried woman**, the said Grantor, does for herself and her heirs, executors, and administrators, covenant with the said Grantee, her heirs and assigns, that at and until the ensealing of these presents, **she is 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 **she 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.

Dated: 12-13-05

Anna H. Tangeman
ANNA H. TANGEMAN

STATE OF OHIO - COUNTY OF MERCER:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Anna H. Tangeman, an unmarried woman**, 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 Coldwater, Ohio, this 13th day of DECEMBER A.D. 2005

Thomas L. Robbins

Notary Public for the State of Ohio
My Commission Expires:

SEAL

THOMAS L. ROBBINS
Notary Public, State of Ohio
My Commission Expires March 31, 2008
Recorded in Mercer County

200500007772
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K. BARGER
12-19-2005 At 09:48 am.
WARRANTY DEED 28.00
OR Book 207 Page 1655 - 1656

200500007772
CAROL J. MAYER
1810 N. NELSON AVE
WILMINGTON, OH 45177

This instrument prepared by: **KNAPKE LAW OFFICE, LLC, 115 N. Walnut St., Celina, Ohio 45822.**
At request of: **Tom Robbins Real Estate Broker-Auctioneer, Celina, OH**