

OHIO WARRANTY DEEDInstrument Book Page
200500007923 DR 207 2300**KNOW ALL PERSONS BY THESE PRESENTS**

That, **Daniel G. Bruns, a married man, and Martha A. Bruns, his wife**, the Grantors, who claim title by or through instrument recorded in **Official Record Volume 143, Page 919, Mercer County Recorder's Records**, for the consideration of One (\$1.00) Dollar and other good and valuable considerations received to their full satisfaction of

Theodore M. Bruns

the Grantee, whose **TAX MAILING ADDRESS** will be 518 West North Street, Coldwater, Ohio 45828, do **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee, his heirs and assigns, the following described premises:

Situated in the **VILLAGE of COLDWATER, COUNTY of MERCER, and STATE of OHIO:**

Being Lot Number Three Hundred Forty-seven (347) in Winhoven's Addition to the Village of Coldwater, Ohio, as the same is shown on the recorded plat of said addition to the Village of Coldwater, Ohio.

Tax Parcel I.D. #05-072800.0000

Tax map # 08-28-456-005

Grantee hereby assumes and agrees to pay the January, 2006, and thereafter installments of real estate taxes and special assessments.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 23 2005

MERCER COUNTY
TAX MAP DEPARTMENT

~~Exemption paragraph, conveyance Fee 270.00~~
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. 12-23-05
Deputy Asst. Dir.

TRANSFERRED

DEC 23 2005

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

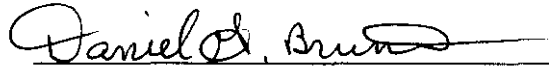
be the same more or less, but subject to all legal highways.

TO HAVE AND TO HOLD the above-granted and bargained premises, with the appurtenances thereof, unto the said Grantee, his heirs and assigns forever.

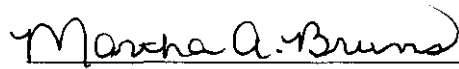
And **Daniel G. Bruns, a married man, and Martha A. Bruns, his wife**, the said Grantors, do for themselves and their heirs, executors, and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the ensealing of these presents, **they are** well seized of the above-described premises, have 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, his heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration, **Daniel G. Bruns, a married man, and Martha A. Bruns, his wife**, do hereby remise, release, and forever quit claim unto the said Grantee, his heirs and assigns, all their right and expectancy of dower in the above described premises.

Dated: December 23, 2005



Daniel G. Bruns



Martha A. Bruns

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Daniel G. Bruns, a married man, and Martha A. Bruns, his wife**, who acknowledged that they 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, Mercer County, Ohio**, this **23rd** day of **December, A.D. 2005**.



Notary Public for Ohio
My Commission Expires:

SEAL

Jeffrey P. Knapke-Attorney at Law
Notary Public-State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

This instrument prepared by: **KNAPKE LAW OFFICE, LLC, 115 N. Walnut St., Celina, OH 45822**

200500007923
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
12-23-2005 At 11:58 am.
WARRANTY DEED 28.00
OR Book 207 Page 2300 - 2301
200500007923
KNAPKE
FILE