

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Scott E. Froning**, an unmarried man, of Mercer County, Ohio, in consideration of one dollar and other good and valuable considerations, to him in hand paid by **Charles A. Froning and Ann L. Froning**, husband and wife, whose tax-mailing address is 808 West Vine Street, Coldwater, OH 45828, does hereby grant, bargain, sell, and convey, with general warranty covenants, to the said **Charles A. Froning and Ann L. Froning**, their heirs and assigns forever, being an undivided one-half interest in the following described real estate:

2053
Situating in the Southeast Quarter of Section 28, Township 6 South, Range 2 East, Butler Township, Village of Coldwater, Mercer County, Ohio, and being a part of the 0.172 Acre Tract as described in Mercer County Deed Records Volume 302, Page 481, and being more particularly described as follows:

Commencing at a stone at the northeast corner of the Southeast Quarter of said Section 28;

Thence North 89° 23' 37" West 544.00 feet along the north line of said Quarter, said north line also being the centerline of Butler Street to a point;

Thence South 00° 29' 30" West 25.00 feet to an iron pin on the south right-of-way of said Butler Street said iron pin being the TRUE POINT OF BEGINNING for the tract described herein;

Thence South 89° 23' 37" East 50.00 feet along said south right-of-way to an iron pin at the northeast corner of said 0.172 acre tract;

Thence south 00° 29' 30" West 150.00 feet along the east line of said 0.172 acre tract to an iron pin;

Thence North 89° 23' 37" West 50.00 feet along the north line of the 1.835 acre tract as described in Deed Volume 301, Page 898 to an iron pin;

Thence North 00° 29' 30" East 150.00 feet along the east line of said 1.835 acre tract to the point of beginning containing 0.172 acres, more or less, and being subject to all legal highways and easements of record.

This description was prepared from an actual survey completed in June, 1984, by Richard T. Mote, Registered Surveyor #5552

*1-20-84 5-014900-
8-28-427-004*

Deed - Page 2
Froning to Froning

200600000456
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K. BARGER
01-24-2006 At 02:09 pm.
WARNTY DEED 28.00
OR Book 208 Page 2437 - 2438

Last Transfers: Official Record Volume 173, Page 1638, and Official Record Volume 181, Page 1087, Mercer County Recorder's Office.

Grantor agrees to pay all real estate taxes and assessments due and payable in January, 2006. Grantees agree to pay all real estate taxes and assessments due and payable in July of 2006, and thereafter.

and all the estate, right, title, and interest of the said grantor in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to the said grantees, their heirs and assigns forever.

In Witness Whereof, the said Scott Froning, an unmarried man, who hereby releases his right and expectancy of dower in said premises, has hereunto set his hand this 24th day of JANUARY, 2006.

Scott E. Froning
Scott Froning
E. 200600000456
BRUNS
FILE

State of Ohio, County of Mercer, SS:

On this 24th day of JANUARY, 2006, before me, a notary public in and for said county, personally came Scott Froning, an unmarried man, the grantor in the foregoing deed and acknowledged the signing thereof to be his voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

David Wm. Bruns
Notary Public - State of Ohio

SEAL

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 24 2006

MERCER COUNTY
TAX MAP DEPARTMENT

Instrument prepared by:
David Wm. Bruns
Attorney Reg. #0002539
123 West Main Street
Coldwater, OH 45828
Phone: 419-678-4317

DAVID WM. BRUNS, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

TRANSFERRED

JAN 24 2006

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee ELL
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
DLB 1-24-06
Deputy Aud. Date