

# Know All Men by These Presents:

(General Warranty Deed)

THAT Dennis Eugene Lee and Gina Marie Lee, husband and wife, of Mercer County, Ohio

for valuable consideration paid, *Grant with General Warranty Covenants to*

**Kathleen M. Bruggeman, her heirs and assigns forever,**  
**whose tax mailing address is 3758 St. Anthony Road, Coldwater, Ohio 45828**

the following described real estate:

Situated in the County of Mercer, in the State of Ohio, and in the Township of Butler:

Beginning at the northwest corner of the Northeast Quarter of Section 20, Town 6 South, Range 2 East, thence 120 feet; thence South 1080 feet, more or less, to the center of the Little Beaver Creek; thence West following the meanderings of said Creek to the Northeast quarter-section line; thence North to the place of beginning; containing three (3) acres of land, more or less.

ALSO: A parcel of land situated in the County of Mercer, in the State of Ohio, and in the Township of Butler, and bounded as described as follows:

Beginning for the same at the northeast corner of the parcel heretofore conveyed by the grantors herein to the grantees herein, which corner is 120 feet east of the northwest corner of the Northeast Quarter of Section 20, Town 6 South, Range 2 East; thence East 80 feet; thence South to the center of Little Beaver Creek; thence Westerly following the meanderings of said creek to a point directly south of the beginning point; thence North to the place of beginning, containing two (2) acres of land, more or less, the parcel herein conveyed, together with the parcel immediately West thereof, comprising five (5) acres of land, more or less.

Tax ID #03-010400.0000  
Tax Map #08-20-200-001

Deed Reference: Volume OR36, Page 148, Mercer County Official Records

Real estate taxes and assessments shall be prorated to date of closing.

And all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Kathleen M. Bruggeman**, her heirs and assigns forever. And the said Grantors, **Dennis Eugene Lee and Gina Marie Lee, husband and wife**, do hereby *Covenant and Warrant* that the title so conveyed in *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Dennis Eugene Lee and Gina Marie Lee, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 28th day of February, 2006.

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 01 2006

MERCER COUNTY  
TAX MAP DEPARTMENT

Dennis Eugene Lee

Gina Marie Lee

**TRANSFERRED**

MAR 01 2006

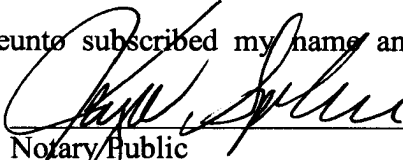
MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$500.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
5303.22, 202 Mark Giesige Mercer  
County Auditor.  
10713 3-1-06  
Deputy Aud. Date

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 28th day of February, 2006, before me, the subscriber, a notary public in and for said state, personally came **Dennis Eugene Lee and Gina Marie Lee, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

  
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Notary Public



KATHRYN W. SPEELMAN  
Notary Public-State of Ohio  
Commission has no expiration  
Section 147.03 R.C.