

# Know All Men by These Presents:

(General Warranty Deed)

THAT Patricia C. Schlenker and Thomas Schlenker, wife and husband, Nicholas L. Kahlig and Carol Kahlig, husband and wife, Martha A. Bruns and Daniel Bruns, wife and husband, Samuel J. Kahlig and Margaret Kahlig, husband and wife, Charles G. Kahlig and Sandra Kahlig, husband and wife, Virginia E. Severt and John Severt, wife and husband, Anthony O. Kahlig, unmarried, Andrew E. Kahlig and Anita Kahlig, husband and wife, and Scott N. Kahlig and Shannon Kahlig, husband and wife, of Mercer County, Ohio

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

**Kahlig Condo, LLC, an Ohio Limited Liability Company,  
its successors and assigns forever  
whose tax mailing address is 4883 St. Anthony Road, Celina Ohio 45822**

the following described real estate:

Situated in the Village of Coldwater, County of Mercer and State of Ohio, to-wit:

Being Unit 410 in Nature's Villa Coldwater Condominium Section Two as same is set forth on the recorded Plat thereof in Plat Cabinet 3, Pages 138-144, inclusive, and subject to the Declaration and Bylaws of Condominium Ownership set forth in Official Record Volume 196, Pages 163-219, as amended in Official Record Volume 205, Page 2486, in the Recorder's Office of Mercer County, Ohio.

Tax ID #05-229000.0000

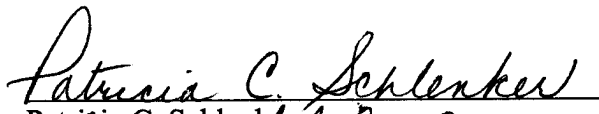
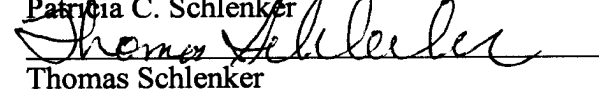
Tax Map #

Deed Reference: Volume OR207, Page 1653, Mercer County Official Records.

Grantee agrees to be liable for and pay the real estate taxes and assessments due and payable in February, 2006 and thereafter.

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, **Kahlig Condo, LLC, an Ohio Limited Liability Company**, its successors and assigns forever. And the said Grantors, **Patricia C. Schlenker, Thomas Schlenker, Nicholas L. Kahlig, Carol Kahlig, Martha A. Bruns, Daniel Bruns, Samuel J. Kahlig, Margaret Kahlig, Charles G. Kahlig, Sandra Kahlig, Virginia E. Severt, John Severt, Anthony O. Kahlig, Andrew E. Kahlig, Anita Kahlig, Scott N. Kahlig and Shannon Kahlig**, do hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Patricia C. Schlenker and Thomas Schlenker, wife and husband, Nicholas L. Kahlig and Carol Kahlig, husband and wife, Martha A. Bruns and Daniel Bruns, wife and husband, Samuel J. Kahlig and Margaret Kahlig, husband and wife, Charles G. Kahlig and Sandra Kahlig, husband and wife, Virginia E. Severt and John Severt, wife and husband, Anthony O. Kahlig, unmarried, Andrew E. Kahlig and Anita Kahlig, husband and wife, Scott N. Kahlig and Shannon Kahlig, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 17th day of February, 2006.

  
Patricia C. Schlenker  
  
Thomas Schlenker



Nicholas L. Kahlig  
Nicholas L. Kahlig  
Carol Kahlig  
Carol Kahlig

Martha A. Bruns  
Martha A. Bruns  
Daniel G. Bruns  
Daniel Bruns aka Daniel G Bruns

Samuel J. Kahlig  
Samuel J. Kahlig  
Margaret J. Kahlig  
Margaret Kahlig aka Margaret J. Kahlig

Charles G. Kahlig  
Charles G. Kahlig  
Sandra Kahlig  
Sandra Kahlig

Virginia E. Severt  
Virginia E. Severt  
John Severt  
John Severt

Anthony O. Kahlig  
Anthony O. Kahlig

Andrew E. Kahlig  
Andrew E. Kahlig  
Anita Kahlig  
Anita Kahlig

Scott N. Kahlig  
Scott N. Kahlig  
Shannon Kahlig  
Shannon Kahlig

**TRANSFERRED**

MAR 15 2006

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

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

HP 3-15-06  
Deputy Aud. Date

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 23rd day of February, 2006 before me, the subscriber, a notary public in and for said state, personally came **Patricia C. Schlenker and Thomas Schlenker, wife and husband**, two of 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.

**SEAL**

Crystal Jutte  
Notary Public

**Crystal Jutte, Notary Public  
in and for the State of Ohio  
My Commission Expires Sept. 1, 2010**

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 9th day of March, 2006 before me, the subscriber, a notary public in and for said state, personally came **Nicholas L. Kahlig and Carol Kahlig, husband and wife**, two of 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.

SEAL

Monica E. Rutschilling  
Notary Public

**Monica E. Rutschilling, Notary Public  
In and For the State of Ohio  
My Commission Expires Sept. 21, 2010**

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 24<sup>th</sup> day of February, 2006 before me, the subscriber, a notary public in and for said state, personally came **Martha A. Bruns and Daniel Bruns, wife and husband**, two of 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.

SEAL

Judy A. Koesters  
Notary Public  
**JUDY A. KOESTERS, Atty. At Law  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Has No Expiration Date  
Section 147.03 O.R.C.**

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 27<sup>th</sup> day of February, 2006 before me, the subscriber, a notary public in and for said state, personally came **Samuel J. Kahlig and Margaret Kahlig, husband and wife**, two of the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

SEAL

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

Monica E. Rutschilling  
Notary Public

**Monica E. Rutschilling, Notary Public  
In and For the State of Ohio  
My Commission Expires Sept. 21, 2010**

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 22<sup>nd</sup> day of February, 2006 before me, the subscriber, a notary public in and for said state, personally came **Charles G. Kahlig and Sandra Kahlig, husband and wife**, two of the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

SEAL

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

Monica E. Rutschilling  
Notary Public

**Monica E. Rutschilling, Notary Public  
In and For the State of Ohio  
My Commission Expires Sept. 21, 2010**

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 24<sup>th</sup> day of February, 2006 before me, the subscriber, a notary public in and for said state, personally came **Virginia E. Severt and John Severt, wife and husband**, two of 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.

Crystal Jutte  
Notary Public

**Crystal Jutte, Notary Public**  
**In and For the State of Ohio**  
**My Commission Expires Sept. 1, 2010**

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 25th day of February, 2006 before me, the subscriber, a notary public in and for said state, personally came **Anthony O. Kahlig, unmarried**, one of the Grantors in the foregoing deed, and acknowledged the signing thereof to be his 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.

Judy A. Koesters  
Notary Public

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 22nd day of February, 2006 before me, the subscriber, a notary public in and for said state, personally came **Andrew E. Kahlig, and Anita Kahlig, husband and wife**, two of 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.

Monica E. Rutschilling  
Notary Public

**Monica E. Rutschilling, Notary Public**  
**In and For the State of Ohio**  
**My Commission Expires Sept. 21, 2010**

STATE OF NORTH CAROLINA, COUNTY OF Gaston, SS:

BE IT REMEMBERED, that on this 17 day of February, 2006 before me, the subscriber, a notary public in and for said state, personally came **Scott N. Kahlig and Shannon Kahlig, husband and wife**, two of 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.

Amanda S. Hall  
Notary Public  
Commission Expiration Date:  
November 1, 2009