

Order No.: 26710557 MDA

# General Warranty Deed

CONNIE S. TESTERMAN, MARRIED, AKA CONNIE TESTERMAN

of MERCER County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to MICHAEL J. THEE, UNMARRIED

whose tax-mailing address is 8011 UPPER LEWISBURG SALEM ROAD, BROOKVILLE, OH 45309

the following **REAL PROPERTY**:

SITUATED IN THE TOWNSHIP OF FRANKLIN, COUNTY OF MERCER, STATE OF OHIO AND BEING LOT NUMBERED THIRTY SIX (36) OF SOUTH POINTE SUBDIVISION 2ND ADDITION AS RECORDED IN PLAT CABINET "1", PAGE 326, REPLATTED IN PLAT CABINET "1", PAGE 330 OF THE PLAT RECORDS OF MERCER COUNTY, OHIO.

PARCEL NO: 09-033000.3800 9-20-282-021

PARCEL No. 09-033000.3800

PROPERTY ADDRESS: 5325 STILLWATER LANE, CELINA, OHIO 45388

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

## TRANSFERRED

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

MAY 04 2006

MAY 04 2006

MARK GIESIGE  
COUNTY AUDITOR

MERCER COUNTY  
TAX MAP DEPARTMENT

MERCER COUNTY, OHIO

Prior Instrument Reference: OFFICIAL RECORDS VOLUME 199, PAGE 1526

of the Deed Records of MERCER

County, Ohio.

Grantor releases all rights of dower therein.

JEFFREY B. TESTERMAN HUSBAND OF THE GRANTOR, RELEASES ALL RIGHTS OF DOWER THEREIN.

Executed this 28TH day of APRIL, 2006.

Exemption paragraph, conveyance Fee \$500.00  
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

DFB 5-4-06  
Deputy Aud. Date

*Connie S. Testerman*  
*Jeffrey B. Testerman POA*  
CONNIE S. TESTERMAN  
BY: *Jeffrey B. Testerman* ATTORNEY-IN-FACT  
JEFFREY B. TESTERMAN

O.R. \_\_\_\_\_

State of OHIO }  
County of MONTGOMERY } ss.

**BE IT REMEMBERED**, That on this 28TH day of APRIL 2006, before me, the subscriber, a Notary Public in and for said state, personally came CONNIE S. TESTERMAN\* AND JEFFREY B. TESTERMAN, WIFE AND HUSBAND \*CONNIE S. TESTERMAN, BY: JEFFREY B. TESTERMAN, HER ATTORNEY-IN-FACT the Grantor(s) 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.



DEBRA A. KEY, Notary Public  
In and For The State of Ohio  
My Comm. Expires Sept. 3, 2007

*Debra A. Key*  
\_\_\_\_\_  
Notary Public

This Instrument was prepared by FORSYTHE, MILLS AND NEFF, CO., LPA

Auditor's and Recorder's Stamps

MIDWEST TITLE COMPANY  
8070 Washington Village Drive  
Centerville, OH 45458