

Know All Men by These Presents:

(General Warranty Deed)

THAT Beverly A. Sanning, married, of Mercer County, Ohio

for valuable consideration paid, *Grants With General Warranty Covenants To*

**Coldwater Investments, Ltd. an Ohio Limited Liability Company,
its successors and assigns forever,
whose tax mailing address is 201 S. Second Street, Coldwater, Ohio 45828**

the following described real estate:

Situated in the County of Mercer, in the State of Ohio, and in the Village of Coldwater, and bounded and described as follows:

Being all of Lot Number Seventy-eight (78) in Rosenbeck's Addition to the Village of Coldwater, Ohio, as the same is shown on the recorded plat thereof, Plat Book 1, Pages 134 and 135, Recorder's Office, Mercer County, Ohio, subject to all easements, restrictions, conditions and limitations imposed thereon and the zoning regulations of the Village of Coldwater, Ohio.

Deed Reference: Volume OR174, Page 627, Mercer County Official Records

Tax ID #05-043100.0000

Tap Map #08-34-102-003

Grantor hereby agrees to be liable for and pay the real estate taxes and assessments due and payable in July, 2006. Grantee hereby agrees to pay and be liable for and pay the real estate taxes and assessments due and payable in February, 2007 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 said Grantee, **Coldwater Investments, Ltd.**, its successors and assigns forever. And the said **Beverly A. Sanning, married**, does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that she will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Beverly A. Sanning and Charles G. Sanning, her husband**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands this 23rd day of June, 2006.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

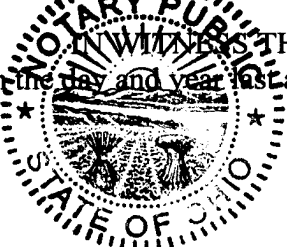
JUN 29 2006

Beverly A. Sanning
Beverly A. Sanning
Charles G. Sanning
Charles G. Sanning

STATE OF OHIO, DEPARTMENT OF MERCER, SS:

BE IT REMEMBERD, that on this 23rd day of June, 2006, before me, the subscriber, a notary public in and for said state, personally came **Beverly A. Sanning and Charles G. Sanning, her husband**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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



JUDITH HEITKAMP
Notary Public, State of Ohio
My Comm. Expires 12-7-09

Judith Heitkamp
Notary Public

Exception-paragraph, conveyance fee \$100.50
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.
6-29-06
Deputy Aud. Date

TRANSFERRED

JUN 29 2006

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO