

FORM 505

TUTBLANX REGISTERED U. S. PATENT OFFICE
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05702

OHIO WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, Aleene M. Hart, an unmarried woman, by Jack E. Hart, her attorney-in-fact, pursuant to written Power of Attorney filed as Instrument #2006 0000 5795, Mercer County Recorder's Records, the Grantor, who claims title by or through instruments recorded in Official Record Volume 17, Page 923, and Official Record Volume 164, Page 1877, Mercer County Recorder's Records, for the consideration of One (\$1.00) Dollar and other good and valuable considerations received to her full satisfaction of

Ryan J. Bohman

the Grantee, whose TAX MAILING ADDRESS will be 424 East South Street, Coldwater, Ohio 45828, does GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, his heirs and assigns, the following described premises:

Situated in the VILLAGE of COLDWATER, COUNTY of MERCER, and STATE of OHIO, and bounded and described as follows:

Being the South half (½) of Out-lot Number Twenty-five (25) in the Village of Coldwater, as the same is numbered and delineated on the recorded plat thereof, of record in Plat Book 2, Page 91, in the Recorder's Office, Mercer County, Ohio.

Subject to all legal highways, easements and restrictions of record.

Tax Parcel I.D. #05-026700.0000 8-34-128.000

Grantors and Grantees hereby agree that all taxes and assessments are prorated to the date of closing.

TRANSFERRED

SEP 28 2006

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 28 2006

MERCER COUNTY
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee \$19250
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec
319.002 Mark Giesige
Q7B 9.28.06

be the same more or less, but subject to all legal highways.

TO HAVE AND TO HOLD the above-granted and bargained premises, with the appurtenances thereof, unto the said Grantee, his heirs and assigns forever.

And **Aleene M. Hart, an unmarried woman, by Jack E. Hart, her attorney-in-fact**, the said Grantor, does for herself and her heirs, executors, and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the ensealing of these presents, **she** is well seized of the above-described premises, has a good and indefeasible estate in **FEE SIMPLE**, and has good right to bargain and sell the same in manner and form as above written, and that the same are **free from all incumbrances whatsoever** and that **she** will **Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantee, his heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration **Aleene M. Hart, an unmarried woman, by Jack E. Hart, her attorney-in-fact**, does hereby remise, release, and forever quit claim unto the said Grantee, his heirs and assigns, all her right and expectancy of dower in the above described premises.

Dated: September 27, 2006

Jack E. Hart POA
Aleene M. Hart
by Jack E. Hart, her attorney-in-fact

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Aleene M. Hart, an unmarried woman, by Jack E. Hart, her attorney-in-fact**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Henry, Mercer County, Ohio, this 27th day of September, A.D. 2006.

Randall K. Evers
Notary Public for Ohio
My Commission Expires:



RANDALL K. EVERS, Notary Public
In and for the State of Ohio
My Commission Expires 9/3/2008

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822
At Request of: **Randy Evers Real Estate & Auction Co.**, 131 E. Main Street, St. Henry, OH 45883