

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **OLE FORT RESERVATION, LLC, an Ohio Limited Liability Company**, the Grantor herein, for valuable consideration paid, grants, with general warranty covenants to **JEFF D. ROESSNER**, whose tax mailing address is 704 Little Turtle Drive, Ft. Recovery, Ohio 45846, the following described real property:

Situated in the Village of Ft. Recovery, County of Mercer and State of Ohio, to-wit:

Being Unit No. 106 in Nature's Villa Ft. Recovery Condominium Section 2, as same is set forth on the recorded Plat thereof in Instrument No. 200600005622, and subject to the Declaration and Bylaws of Condominium Ownership set forth in Official Record Volume 196, Pages 2137-2193, as amended in Official Record Volume 207, Pages 1937-1938, and in Instrument No. 200600005623, in the Recorder's Office of Mercer County, Ohio.

PRIOR INSTRUMENT REFERENCE: O.R. Volume 11/A, Page

TAX PARCEL NUMBER: 17 - 036400.0600

The Grantor herein assumes and agrees to pay the January, 2007, installment of real estate taxes and assessments and the Grantee herein assumes and agrees to pay all taxes and assessments due and payable thereafter beginning with the July, 2007, installment.

Executed and acknowledged at Celina, Ohio, by the said **Ole Fort Reservation, LLC**, by **Lucie Pohl**, its authorized Member, who has set her hand this 21 day of September, 2006.

OLE FORT RESERVATION, LLC

By: Lucie Pohl
Lucie Pohl, its authorized Member

DESCRIPTION
SUFFICIENT
FOR TAX MAPING PURPOSES
SEP 29 2006
MERCER COUNTY
TAX MAP DEPARTMENT

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me a Notary Public in and for said State, personally appeared the above named **Ole Fort Reservation, LLC, an Ohio Limited Liability Company, by Lucie Pohl, its authorized Member**, the Grantor in the foregoing Deed, who acknowledged the execution of the foregoing instrument to be her voluntary act and deed and the voluntary act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on this 21 day of September, 2006.



MARY A. NIEKAMP
Notary Public • State of Ohio
My Commission Expires:
September 27, 2009
Recorded in **Mercer County**

Mary A. Niekamp
Notary Public, State of Ohio

This instrument prepared by: **PURDY, LAMMERS & SCHIAVONE, ATTYS.**
113 East Market Street, P.O. Box 404
Celina, OH 45822

TDL/lk

TRANSFERRED

SEP 29 2006

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 45⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
KP 9-29-06
Deputy Aud. Date