

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, **Patricia A. Diller, a married woman, and Neil Diller, her husband**, the Grantors, who claim title by or through instrument recorded in **Instrument #200600000938, Mercer County Recorder's Records**, for the consideration of One (\$1.00) Dollar and other good and valuable considerations received to their full satisfaction of

**Cody T. Overman**

the Grantee, whose **TAX MAILING ADDRESS** will be 404 South Wayne Street, Fort Recovery, Ohio 45846, do **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee, his heirs and assigns, the following described premises:

Situated in the **VILLAGE** of **FORT RECOVERY**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being all of Lot Number Thirteen (13) in the Society of the Most Precious Blood First Addition to the Village of Fort Recovery, Ohio, Gibson Township side, as the same is shown on the recorded plat thereof in the Recorder's Office of Mercer County, Ohio, subject to all easements, restrictions, conditions and limitations imposed thereon.

Tax Parcel ID #17-038000.0000

Grantors hereby assume and agree to pay the January, 2007, installment of real estate taxes and special assessments. Grantee hereby assumes and agrees to pay the July, 2007, and thereafter installments of real estate taxes and special assessments.

Tap map # 13-16-134-004

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 15 2006

MERCER COUNTY  
TAX MAP DEPARTMENT

## TRANSFERRED

NOV 15 2006

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph.~~ conveyance Fee \$187.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.  
[Signature] 11/15/06  
Deputy Aud. Date

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 **Patricia A. Diller, a married woman, and Neil Diller, her husband**, the said Grantors, do for themselves and their heirs, executors, and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the ensealing of these presents, **they are** well seized of the above-described premises, have a good and indefeasible estate in **FEE SIMPLE**, and have 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 **they 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 **Patricia A. Diller, a married woman, and Neil Diller, her husband**, do hereby remise, release, and forever quit claim unto the said Grantee, his heirs and assigns, all their right and expectancy of dower in the above described premises.

Dated: 11-07-2006

Patricia A. Diller  
Patricia A. Diller

Neil Diller  
Neil Diller

**STATE OF OHIO - COUNTY OF MERCER - ss:**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Patricia A. Diller, a married woman, and Neil Diller, her husband**, who acknowledged that they did sign the foregoing instrument and that the same are their free acts and deeds.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at Ft Recovery, Mercer County, Ohio, this 7 day of November, A.D. 2006.

**SEAL**

Sharon E. Keller  
Notary Public for Ohio

My Commission Expires: 3/27/2010

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, Ohio 45822  
At Request of: Auction America and Realty, Inc., Box 531, Ft. Recovery, Ohio 45846