

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
PO Box 19989
Louisville, KY 40259

WARRANTY DEED

40305479-2 KNOW ALL MEN BY THESE PRESENTS:

~~40875552~~

That Mitchell D. Lefeld and Rebecca A. Lefeld (Formerly known as Rebecca A. Bruening), husband and wife, of Mercer County, Ohio, in consideration of one dollar and other good and valuable considerations, to them in hand paid by Justin Paul Muhlenkamp, whose address is 812 Sunset Drive, Coldwater, Ohio 45828, do hereby grant, bargain, sell, and convey, with general warranty covenants, to the said Justin Paul Muhlenkamp, his heirs and assigns forever, the following described real estate:

Situated in the Village of Coldwater, County of Mercer, and State of Ohio:

Dub
Being Lot Number Nine Hundred Forty-Two (942) in Selhorst Ninth Addition, as shown on the recorded plat of said Addition in Plat Book 9, Page 35, Recorder's Office, Mercer County, Ohio.

As a part of the consideration for this conveyance, and in consideration of the incorporation of like covenants, in any and all conveyances of other lots in said addition, the grantee herein for themselves and their heirs, executors, administrators and assigns, hereby covenant and agree to an with the said grantor, its successors and assigns, and of every other person who shall or may become the owner of or may have title derived immediately or remotely from, through or under said grantors, its successors and assigns, to any lot or parcel of land situated in said addition, to conform to all the provisions, conditions, restrictions and easements as shown and recited on the plat of said Selhorst Ninth Addition, recorded in Plat Book 9, Page 35, Recorder's Office, Mercer County, Ohio, and also to conform to all the provisions, conditions, restrictions and easements as shown and recited in the "Covenants and Restrictions Applying to Selhorst Ninth Addition", Coldwater, Ohio, recorded in Volume 4, Page 349, of the Miscellaneous Record in the Office of the Mercer County Recorder.

Permanent Parcel #5-133800.0000
Map # 08-28-327-017

Last Transfer: Official Record Book 173, Page 997, Mercer County Recorder's Office.

Real estate taxes and assessments shall be prorated to date of closing.

and all the estate, right, title, and interest of the said grantors in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to the said grantee, his heirs and assigns forever.

RETURN RECORDED DOCS TO:
KASPARNET, LLC
3613 RESERVE COMMONS DR.
MEDINA, OH 44256

3313119

Deed - Page 2
Lefeld to Muhlenkamp

In Witness Whereof, **Mitchell D. Lefeld and Rebecca A. Lefeld (Formerly known as Rebecca A. Bruening)**, husband and wife, who hereby release their right and expectancy of dower in said premises, have hereunto set their hands this 9th day of July, 2007.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 22 2007

MERCER COUNTY
TAX MAP DEPARTMENT

Mitchell D. Lefeld
Mitchell D. Lefeld

Rebecca A. Lefeld
Rebecca A. Lefeld

State of Ohio, County of Mercer, SS:

On this 9th day of July, 2007, before me, a notary public in and for said county, personally came **Mitchell D. Lefeld and Rebecca A. Lefeld (Formerly known as Rebecca A. Bruening)**, husband and wife, the grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

DAVID WM. BRUNS, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

David W. Bruns
Notary Public - State of Ohio

SEAL

TRANSFERRED

AUG 22 2007

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Instrument prepared by:
David Wm. Bruns
Attorney Reg. #0002539
123 West Main Street
Coldwater, OH 45828
Phone: 419-678-4317
10706075



U40305479-02C102

WARRANTY DEED
LOAN# 656680139
US Recordings

Exemption paragraph, conveyance Fee \$292.50
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319. 202 Mark Giesige Mercer
County Auditor.
Mark Giesige 8/22/07
Deputy Aud. Date