

Know All Men by These Presents:
(General Warranty Deed)

THAT HCF Realty of Briarwood, Inc., an Ohio Corporation, of Allen County, Ohio

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

Richard L. Faller and Betty A. Faller, their heirs and assigns forever,
whose tax-mailing address is 312 S. Cedar Street, Coldwater, Ohio 45828

the following described real estate:

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

Being Lot No. 1631 in the Village of Coldwater (from the Replat of Lot No. 1613) as shown on the Plat filed for record on November 16, 2007 at 9:04 a.m. and recorded in Instrument #200700006935, Plat Records of Mercer County, Ohio, subject to all easements, conditions, restrictions and reservations as set forth on said Plat.

This Lot shall not be used as a building site and shall be a utility easement.

Deed Reference: Instrument #200700003945, Mercer County Recorder's Office.

Add To
Tax ID #05-126-800.0000
Tax Map #08-33-126-019

Parent
Tax ID# 05-239000.0000
Tax Map# 08-33-126-006

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

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 Grantees, **Richard L. Faller and Betty A. Faller**, their heirs and assigns forever. And the said **HCF Realty of Briarwood, Inc., an Ohio Corporation**, hereby *Covenants and Warrants* that the title so conveyed is *Clear, Free and Unencumbered*, and that it will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **HCF Realty of Briarwood, Inc., by its President, James W. Unverferth, and its Vice President, Development, David A. Seitz**, have hereunto set their hands on this 24 day of December, 2007.

HCF Realty of Briarwood, Inc.

James W. Unverferth
By: James W. Unverferth, President

David A. Seitz
By: David A. Seitz, Vice President, Development

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 27 2007

MERCER COUNTY
TAX MAP DEPARTMENT

STATE OF OHIO, COUNTY OF ALLEN, SS:

BE IT REMEMBERED, that on this 24th day of December, 2007, before me, the subscriber, a notary public in and for said State, personally came **HCF Realty of Briarwood, Inc., by its President, James W. Unverferth, and its Vice President, Development, David A. Seitz**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

Penny L. Bercau
Notary Public



PENNY L. BERCAU
Notary Public, State of Ohio
My Commission Expires
March 17, 2011