

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, James N. Pancake, a married man, and Erin M. Pancake, his wife, the Grantors, of Mercer County, Ohio, for valuable consideration, paid, grants, with general warranty covenants, to

Jordan Sawmiller

the Grantee, whose **TAX MAILING ADDRESS** is 201 Clay Street, Rockford, Ohio 45882, the following real property:

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

Being Lot Number One Hundred Sixty-seven (167) of the Revised Numbering to the Village of Rockford, Mercer County, Ohio as the same is shown on the recorded plat thereof, subject to all conditions, restrictions and easements of record imposed thereon. (What was formerly known as the Sixth Alexanders Addition to the Village of Rockford).

Tax Parcel I.D. #08-022700.0000 *Map # 02-16-308-001*

The Last Transfer of Record appears in Official Record Volume 118, Page 62, Mercer County Recorder's Records.

Grantors and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

~~Exemption paragraph, conveyance Fee~~ *25.00*
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
E. M. *5-9-08*
Deputy Aud. Date

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES
MAY 09 2008
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 09 2008

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

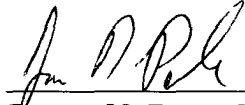
be the same more or less, but subject to all legal highways.

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 **James N. Pancake, a married man, and Erin M. Pancake, his wife**, 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, **James N. Pancake, a married man, and Erin M. Pancake, his wife**, 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: 5-9-08


James N. Pancake


Erin M. Pancake

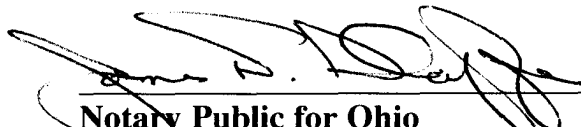
STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **James N. Pancake, a married man, and Erin M. Pancake, his wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Mendon, Mercer County, Ohio, this 9th day of May, A.D. 2008.



JAMES D. SHAFFER
Notary Public • State of Ohio
My Commission Expires:
November 18, 2012


Notary Public for Ohio
My Commission Expires:

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822
At Request of Jim Shaffer Realty, 11661 State Route 707, Mendon, OH 45862