

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

**THAT Ralph E. Bonifas and Amy M. Bonifas, husband and wife, of Mercer County, Ohio**

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

**Thelma Jean Marchal, her heirs and assigns forever,  
whose tax mailing address is 609 Fairview Drive, Coldwater, Ohio 45828**

the following described real estate:

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

Being Lot Number One Thousand Forty-one (1041) in Restful Acres Seventh Addition to the Village of Coldwater, Ohio, as the same is shown on the recorded plat thereof in Plat Book 10, Page 43, Recorder's Office of Mercer County, Ohio, subject to all conditions, restrictions, privileges, limitations, reservations, and easements of record including those in Miscellaneous Volume 5, Page 557 and 558, Recorder's Office of Mercer County, Ohio.

The property is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules, and regulations;
- (iv) Real estate taxes and assessments currently a lien on the premises.

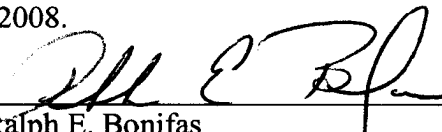
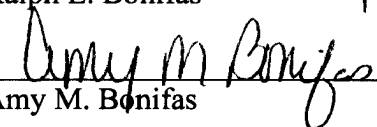
Tax ID #05-144800.0000  
Tax Map #08-27-331-005

Deed Reference: Volume 333, Page 223, Mercer County Deed Records.

Grantors shall pay the real estate taxes and assessments due and payable in July, 2008. Grantee shall pay the real estate taxes and assessments due and payable thereafter.

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 said Grantee, **Thelma Jean Marchal**, her heirs and assigns forever. And the said **Ralph E. Bonifas and Amy M. Bonifas, husband and wife**, do hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Ralph E. Bonifas and Amy M. Bonifas, husband and wife**, who hereby release all their right and expectancy of dower in the premises, have hereunto set their hands on this 14 day of July, 2008.

  
Ralph E. Bonifas  
  
Amy M. Bonifas

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES  
JUL 18 2008  
MERCER COUNTY  
TAX MAP DEPARTMENT



STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 14<sup>th</sup> day of July, 2008, before me, the subscriber, a notary public in and for said state, personally came **Ralph E. Bonifas and Amy M. Bonifas, husband and wife**, the Grantors 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.

Marlene C. Fisher  
Notary Public

**Marlene C. Fisher**  
**Notary Public, State of Ohio**  
**My Commission Expires April 27, 2011**

SEAL

~~Exemption paragraph, conveyance Fee~~ 212.50  
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. 7-18-08  
Deputy Aud. Date

**TRANSFERRED**

JUL 18 2008

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO