

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, Donald G. Livingston and Joyce A. Livingston, husband and wife, the Grantors, of Mercer County, Ohio, for valuable consideration, paid, grants, with general warranty covenants, to

Bradley J. Niekamp

the Grantee, whose **TAX MAILING ADDRESS** is 221 South Oak Street, Coldwater, Ohio 45828, the following real property:

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

Being Lot Number Six Hundred Seventy-four (674) in Oppenheim First Addition as shown on the recorded plat of said Village, subject to easements and restrictions of record in Plat Book 5, Page 7, Recorder's Office, Mercer County, Ohio.

Tax Map # 08-33-207-017

Tax Parcel I.D. #05-106200.0000

The ~~last~~ Transfer of Record appears in Official Record Volume 191, Page 1891, 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.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 18 2008

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 18 2008

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 228.80
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319. 202 Mark Giesige Mercer
County Auditor.
[Signature] 9/18/08
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 **Donald G. Livingston and Joyce A. Livingston, husband and 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, **Donald G. Livingston and Joyce A. Livingston, husband and 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: Aug. 29. 2008

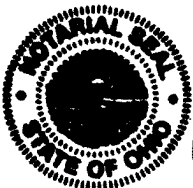
Donald G. Livingston
Donald G. Livingston

Joyce A. Livingston
Joyce A. Livingston

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Donald G. Livingston and Joyce A. Livingston, husband and 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 Celina, Mercer County, Ohio, this 29th day of Aug., A.D. 2008.



James B. Dabbelt
Notary Public-State of Ohio
My Comm. Exp. Aug. 1, 2012

James B. Dabbelt
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: Century 21 Master Key Realty, 909 N. Main St., Celina, OH 45822