

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, Theodore M. Bruns, a married man, and Rebecca A. Bruns, his wife, the Grantors, of Mercer County, Ohio, for valuable consideration, paid, grants, with general warranty covenants, to

Megan J. Siefring

the Grantee, whose **TAX MAILING ADDRESS** is 518 West North Street, Coldwater, Ohio 45828, the following real property:

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

Being Lot Number Three Hundred Forty-seven (347) in Winhoven's Addition to the Village of Coldwater, Ohio, as the same is shown on the recorded plat of said addition to the Village of Coldwater, Ohio.

Tax Parcel I.D. #05-072800.0000 / Map #08-28-456-005

The Last Transfer of Record appears in Official Record Volume 207, Page 2300, Mercer County Recorder's Records.

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

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 27 2008

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 27 2008

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee \$ 298.80
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor
[Signature] 10/27/08
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, her heirs and assigns forever.

And **Theodore M. Bruns, a married man, and Rebecca A. Bruns, his wife**, the said Grantors, do for themselves and their heirs, executors, and administrators, covenant with the said Grantee, her 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, her heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration, **Theodore M. Bruns, a married man, and Rebecca A. Bruns, his wife**, do hereby remise, release, and forever quit claim unto the said Grantee, her heirs and assigns, all their right and expectancy of dower in the above described premises.

Dated: 10/24/08

Theodore M. Bruns

Theodore M. Bruns

Rebecca A. Bruns

Rebecca A. Bruns

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Theodore M. Bruns, a married man, and Rebecca A. Bruns, his wife**, who acknowledged that they did sign the foregoing instrument and that the same are their free acts and deeds.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 24th day of October, A.D. 2008.



JAYME L. MOORMAN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
SEPTEMBER 9, 2012

Jayme L. Moorman

Notary Public for Ohio

My Commission Expires: Sept 9, 2012

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822