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 2 7 2008

MERCER CONTROL

TAX MAP DEPARTMENT

TRANSFERRED

OCT 2 7 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 Gounty Auditor

And 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.

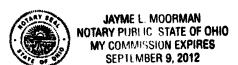
And for valuable consideration, Theodore M. Bruns, a married man, and Rebecca A. Bruns, his wife, do hereby remise, release, and forever quit claim unto the said Grantee, her heirs and assigns, all their right and expectancy of dower in the above described premises.

Dated: 10/24/08

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 <u>Jyth</u> day of October, A.D. 2008.



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