

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT **Jerrold A. Roehm** and **Sondra E. Roehm**, husband and wife, the Grantors, claiming title by or through instrument recorded in Volume 91, Page 200, Mercer County Official Recrds, for valuable consideration thereunto given, and for the sum of Ten Dollars (\$10.00) received to their full satisfaction of **Timothy Scott Workman**, unmarried, Grantee, whose tax mailing address will be 421 Elizabeth Street, Coldwater, Ohio 45828 does:

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantee, his heirs and assignees their interest in the following described premises, situated in the County of Mercer and State of Ohio and being described as follows:

Situated in the Township of Franklin, County of Mercer and State of Ohio:

Beginning at the Northeast corner of the North Half of the North Half of the Southwest Quarter of Section Twenty-one (21), Township Six (6) South, Range Three (3) East, thence West Eight (8) rods, thence South Forty (40) rods, thence East Eight (8) rods to the public highway, thence North Forty (40) rods to the place of beginning, containing Two (2) acres of land, more or less.

Tax Parcel I.D. # 09-066600.0000
Map # 09-21-300-008

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 04 2008

MERCER COUNTY
TAX MAP DEPT

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, and his heirs and assigns forever.

AND THE SAID Grantor, for their selves and their heirs, executors and administrators hereby covenant with the said Grantee, his heirs and assigns, that said Grantors are the true and lawful owner of said premises, and are well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same is free and clear from all encumbrances, except zoning ordinances, easements, reservations, conditions and restrictions of record, if any, and real estate taxes and assessments, general and special, which are a lien at the time of transfer, but which are not then due and payable, and further, that said Grantors will warrant and defend the same against all claims whatsoever except as provided herein.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand the
29th day of November, 2008.

**SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:**

Diana M. Brackman
Witness

S. Leshe Greenwood
Witness

GRANTORS:

Sondra E. Roehm

Sondra E. Roehm

Jerrold A. Roehm
Jerrold A. Roehm

STATE OF OHIO)
) SS.
COUNTY MERCER)

BEFORE ME, a Notary Public in and for said County and State, personally
appeared the above-named Grantor who acknowledged that they did sign this Warranty Deed and
the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at
Coldwater Ohio the 29th day of November, 2008.

Diana M. Brackman
NOTARY PUBLIC

STATE OF FLORIDA)
) SS.
COUNTY Indian River)



Diana M. Brackman
Notary Public, State of Ohio
My Commission Expires August 31, 2009

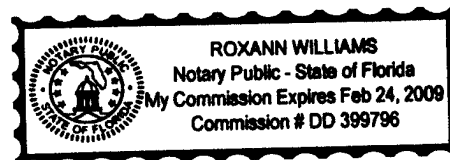
BEFORE ME, a Notary Public in and for said County and State, personally
appeared the above-named Grantor who acknowledged that they did sign this Warranty Deed and
the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at
Coldwater Ohio the 21 day of November, 2008.

[Signature]
NOTARY PUBLIC

This Instrument Prepared By:

Quentin M. Derryberry II
Attorney at Law
103 S. Blackhoof Street
Post Office Box 2056
Wapakoneta, Ohio 45895-2056
419-738-3217



Roehm to Workman
Warranty Deed
November 2008

TRANSFERRED

DEC 04 2008

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 122⁵⁰
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

HP 12-4-08
Deputy Aud. Date