

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 20 2009

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 20 2009

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

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.
ds 10/20/09
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT **Tony L. Gross and Sharon M. Gross, husband and wife**, of Mercer County, Ohio

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

Erin M. Dirksen, her heirs and assigns forever,
whose tax-mailing address is **602 E. Main Street, Coldwater, Ohio 45828**

the following described real estate:

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

Being Lots Numbered Two Hundred Sixteen (216) and Two Hundred Seventeen (217) in the Village of Coldwater, Ohio, as the same are shown on the recorded plat of said Village on record in the Recorder's Office, Mercer County, Ohio, subject to all conditions, restrictions and easements of record and the zoning regulations of the Village of Coldwater, Ohio.

Deed Reference: Volume OR136, Page 492, Mercer County Official Records.

Tax ID #05-059500.0000 & #05-059400.0000
Tax Map #08-27-381-022 & #08-27-381-023

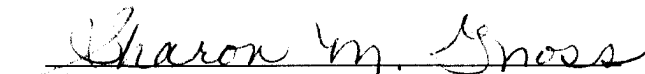
Grantee shall pay the real estate taxes and assessments due and payable in February, 2010 and thereafter.

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, **Erin M. Dirksen**, her heirs and assigns forever. And the said Grantors, **Tony L. Gross and Sharon M. Gross, 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 **Tony L. Gross and Sharon M. Gross, husband and wife**, who hereby release all their right and expectancy of dower in the premises, have hereunto set their hand on this 19th day of October, 2009.



Tony L. Gross



Sharon M. Gross

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 19th day of October, 2009, before me, the subscriber, a notary public in and for said state, personally came **Tony L. Gross and Sharon M. Gross, 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.

Karen Tester

Notary Public



KAREN TESTER
Notary Public • State of Ohio
My Commission Expires:
November 2, 2010
Recorded in Mercer County