

TRANSFER NOT NECESSARY

JAN 31 2011

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

JAN 31 2011

MERCER COUNTY  
TAX MAP DEPARTMENT

**WARRANTY DEED  
(JOINT AND SURVIVORSHIP)**

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT** *Steven R. Gerlach and Jane L. Gerlach*, husband and wife, GRANTORS, of Mercer County, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** to *Steven R. Gerlach and Jane L. Gerlach*, of 408 E. Plum Street, Coldwater, Ohio, 45828, *for their joint lives, the remainder to the survivor of them*, the following described real estate, situated in the Village of Coldwater, County of Mercer, and State of Ohio:

Lot Number Four Hundred and Ninety-nine (499) in FAIRVIEW  
ADDITION to the Village of Coldwater, Ohio, as the same appears  
upon the recorded plat thereof.

Grantees shall pay all real estate taxes and assessments due and payable in  
February 2011 and thereafter.

LAST TRANSFER: Volume 289, Page 392, of the Mercer County Deed  
Records.

Tax #05-088000.0000  
Map #08-27-357-009

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantors in and to  
the said premises; to have and to hold the same, with all the privileges and  
appurtenances thereunto belonging, to said Grantees, their heirs and assigns forever.

And the said *Steven R. Gerlach and Jane L. Gerlach* 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 *Steven R. Gerlach and Jane L. Gerlach*, husband and wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 28th day of January, 2011.

Signed and acknowledged by:

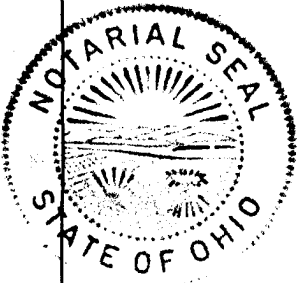
*Steven R. Gerlach*  
Steven R. Gerlach

*Jane L. Gerlach*  
Jane L. Gerlach

**STATE OF OHIO  
COUNTY OF MERCER SS.**

BE IT REMEMBERED, THAT on the 28th day of January, 2011, before me, the subscriber, a notary public in and for said state, personally came *Steven R. Gerlach and Jane L. Gerlach*, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Henry, Ohio the 28th day of January, 2011.



*Paul E. Howell*  
Notary Public



PAUL E. HOWELL  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

Instrument prepared by: Paul E. Howell, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorneys at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: phowell@howellcolaw.com, REG. NO. 0029631.