



Know all Persons by These Presents

That, Jerry R. Rose and Colleen D. Rose, husband and wife,

Official Record *the Grantors, who claim title by or through*
instrument recorded in Volume 10, Page 91, Mercer
County Recorder's Office, for the consideration of One (\$1.00) Dollar and other good and
valuable consideration ----- received to their full satisfaction of

Michael E. Nygren

the Grantee, whose TAX MAILING ADDRESS will be

235 Elm Street, Tipp City, Ohio 45371,

Give, Grant, Bargain, Sell and Convey *unto the said Grantee, his*
heirs and assigns, the following described premises, situated in the Township
of Jefferson *, County of* Mercer *and State of Ohio:*

The **south half of Lot 32 of HIGHLAND PARK** as the same is shown on the recorded plat of said park at Plat Book 2, Page 112, Recorder's Office, Mercer County, Ohio, subject to all rights and restrictions of record contained in Volume 128, Page 296, Deed Records, Mercer County, Ohio, Recorder's Office.

ALSO: Being **Lot No. 33, HIGHLAND PARK**, as the same is shown on the recorded plat of said park as Plat Book 2, Page 112, in the Mercer County, Ohio, records, subject to all rights and restrictions of record contained in Volume 128, Page 296, Deed Records, Mercer County, Ohio, Recorder's Office..

ALSO: Being **the north half of Lot No. 34 in HIGHLAND PARK**, Mercer County, Ohio, subject to all rights and restrictions of record contained in Volume 131, Page 208, Deed Records, Mercer County, Ohio, Recorder's Office.

Grantors and Grantee hereby agree that all taxes and assessments shall be prorated to the date of closing.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 03 1998

MERCER COUNTY
TAX MAP DEPARTMENT

~~Exemption paragraph~~, conveyance Fee 42.00
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

SKK 4-3-98
Deputy Aud. Date

TAX MAP #: 092-0432-11-003.00-26

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, his heirs and assigns forever. And, Jerry R. Rose and Colleen D. Rose the said Grantors, do for themselves and their heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the ensembling of these presents, they are well seized of the above described premises, as 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, his heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration Jerry R. Rose and Colleen D. Rose, husband and wife, do hereby remise, release and forever quitclaim unto the said Grantee, his heirs and assigns, all their right and expectancy of Dower in the above described premises.

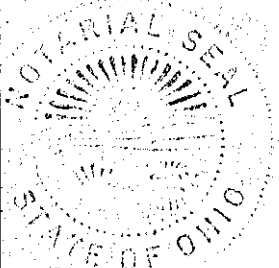
In Witness Whereof, we have hereunto set our hands, the 28th day of March, in the year of our Lord one thousand nine hundred and ninety-eight (1998).

Signed and acknowledged in presence of
Mary L. Larmore
Witness - Mary L. Larmore
Lewis Larmore
Witness - Lewis Larmore

Jerry R. Rose
JERRY R. ROSE
Colleen D. Rose
COLLEEN D. ROSE

9800002360
MICHAEL E NYGREN
235 ELM ST
TIPP CITY, OH 45371

State of Ohio ss. Before me, as Notary Public
Mercer County, in and for said County and State, personally appeared the above named Jerry R. Rose and Colleen D. Rose, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.



In Testimony Whereof I have hereunto set my hand and official seal, at Celina, Ohio, this 28th day of March A. D. 19 98.

Philip H. Cozadd, Notary Public
For the State of Ohio
My Commission expires March 1, 1999

Notary Public for Ohio
My Commission expires:

This instrument prepared by Knapke Law Office, Celina, Ohio.
At Request Of: Coldwell Banker Lake Shore Realty, Celina, Ohio.

Warranty Deed

Jerry R. Rose and Colleen D. Rose

TO

Michael E. Nygren

TRANSFERRED

Transferred 19 APR 03 1998

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO
STATE OF OHIO

COUNTY OF SS

RECEIVED FOR RECORD ON THE

day of 19 at o'clock M

and RECORDED 19 in

DEED BOOK PAGE

9800002360
Filed for Record in
MERCER COUNTY, OHIO
ANDREA SCHROYER
03-04-1998 At 09:18 am.
COUNTY DEEDS 14.00
50 205 - 206

RECORDERS FEES