

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT The Board of Education of the Galion City School, Galion, Ohio, a/k/a The Board of Education of The Galion City School District, f/k/a Galion City Board of Education, the Grantor, Crawford County Recorder's Office, for valuable consideration thereunto given, and for the sum of Ten Dollars (\$10.00) received to its full satisfaction of Charles Lee Smith, the Grantee, whose tax mailing address will be

_____, does:

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantee, his heirs and assigns, the following described premises:

SEE ATTACHED EXHIBIT "A"

Permanent Parcel No(s): 19-0054086.000, 19-0054092.000, and
19-0054090.000

Prior Deed Reference: Deed Volume 113, Page 375; Deed Volume 116
Page 302; Deed Volume 286, Page 307; Official
Record Volume 1033, Page 1842; and Deed Volume
105, Page 638

Property Street Address: 200 Church Street, Galion, Ohio 44833

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 itself and its successors, hereby covenants with the said Grantee, his heirs and assigns, that said Grantor is the true and lawful owner of said premises, and is 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 are 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 Grantor will warrant and defend the same against all claims whatsoever except as provided herein.