

**WARRANTY DEED**Instrument  
200200124484

**Know All Men By These Presents**, that we, **JOHN S. STEFANICA** and **BRENDA L. STEFANICA**, husband and wife, Grantors, who claim title by or through instrument, recorded in Wayne County Vol. 675, Pg. 44, Wayne County Recorder's Office, for the divers good causes and considerations thereunto moving, and especially for the sum of Ten and More Dollars (\$10.00+) received to our full satisfaction of **VICKI L. HEILMAN**, Grantee, whose tax mailing address will be 244 Ritter Drive, Rittman, Ohio, do **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto said Grantee, his heirs and assigns, the following described premises:

Situated in the City of Rittman, County Of Wayne and State of Ohio

And known as being Inlot No. 1531 in Sunset View Subdivision of said City, the plat thereof being recorded in Volume 5 Page 166 of the Town Plat Records of Wayne County, Ohio. *SEE ALSO PLAT V. 3 P. 366, 367*

Be the same more or less, but subject to all legal highways.

AKA 244 Ritter Drive, Rittman, Ohio

Permanent Parcel No. 63-001923.000

**To Have and To Hold** the above granted and bargained premises with the appurtenances thereunto belonging, unto said Grantee, his heirs and assigns forever

**And said Grantors**, for themselves and their heirs, executors and administrators, hereby covenant with said Grantee, his heirs and assigns, that said Grantors are the true and lawful owners of said premises, and are well seized of the same in fee simple, and have 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 regulations, easements, restrictions, reservations, limitations, conditions and oil and gas leases of record, if any, and taxes and assessments due and payable in June, 2002, and thereafter, Grantors having paid to Grantee their proportionate share of taxes and assessments prorated to the date of the filing of this deed for record; and further, that said Grantors will warrant and defend the same against all claims of all persons whatsoever, except as hereinbefore provided.

**And for valuable consideration**, we, **JOHN S. STEFANICA** and **BRENDA L. STEFANICA**, husband and wife, respectively, do hereby remise, release and forever quit-claim unto said Grantee, his heirs and assigns, all our right and expectancy of DOWER in the above described premises.

*April* **In Witness Whereof**, we have hereunto set our hands, this 30<sup>th</sup> day of April, in the year of our Lord Two Thousand Two (2002).

*John S. Stefanica*  
JOHN S. STEFANICA

*Brenda L. Stefanica*  
BRENDA L. STEFANICA

STATE OF OHIO

SS:

MEDINA COUNTY

**Before me**, a Notary Public, in and for said County and State, personally appeared the above named **JOHN S. STEFANICA** and **BRENDA L. STEFANICA**, 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, Wadsworth, Ohio this 30<sup>th</sup> day of April, 2002.

**This Instrument Prepared by:**  
Richard D. Dickey, Esq.  
Supreme Court Registration No. 0006096  
126 King Street, Wadsworth, OH 44281

Phone: 330/336-6666

*Dana L. Rodriguez*  
Notary Public  
DANA L. RODRIGUEZ  
Notary Public - State of Ohio  
My Commission Expires Jan. 15, 2003

Jan. 15, 03



112  
E15-7307  
23-20629  
62902

This Conveyance has been examined and the  
Grantor has complied with Section 319 202  
Of the Revised Code.

FEE \$ 179.80

EXEMPT                     

JARRA L. UNDERWOOD, County Auditor

AMT. PD. \$ .50 DATE 5/1/02

JARRA L. UNDERWOOD, AUDITOR

Barb Flukiger DEPUTY

200200124484  
Filed for Record in  
WAYNE COUNTY RECORDER  
JANE CARMICHAEL  
05-02-2002 11:19 am.  
DEED 14.00  
DR Book 378 Page 358 - 359

200200124484  
MIDLAND TITLE  
PICK UP