

**TRANSFERRED**

APR 25 2005

MAFRI  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>\$2800</sup>

The Grantor and Grantee of life used have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Gissige Mercer  
County Auditor.

Instrument Book Page  
200500002487 OR 198 1409

107B 4-25-05  
Deputy Aud. Date

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that **RANDALL L. WENDEL**, an **unmarried person**, the Grantor herein, for valuable consideration paid, grants with general warranty covenants to **RYAN M. THIEN and LORI R. THIEN**, whose tax mailing address is Sweet Breeze Drive, Ft. Recovery, Ohio, the following described real property:

Situated in the Village of Fort Recovery, County of Mercer and State of Ohio, to-wit:

Being Lot Numbered Forty-nine (49) in Indian Heights Subdivision Phase IV, as same is set forth on the recorded plat thereof in Plat Cabinet 1, Pages 382-383, in the Recorder's Office of Mercer County, Ohio, subject to all easements and restrictions of record imposed thereon and the zoning ordinances of the Village of Fort Recovery, Ohio.

LAST TRANSFER: Official Record Volume 185, Page 30,

TAX PARCEL NUMBER: 17-010120.0249

TAX MAP NO. 13-16-278-003


The Grantor herein assumes and agrees to pay the July, 2005, installment of real estate taxes and assessments hereon, and the Grantees herein agree to pay the January, 2006 installment, and all installments due and payable thereafter.

The said Randall L. Wendel has hereunto set his hand this 22 day of April, 2005.

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 25 2005

MERCER COUNTY  
TAX MAP DEPARTMENT

  
Randall L. Wendel

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200500002487 OR 198 1410

**STATE OF OHIO, COUNTY OF MERCER, ss:**

Before me a Notary Public in and for said State, personally appeared the above named **Randall L. Wendel**, an unmarried person, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal on this 22 day of April, 2005.

**PAMELA A. HICKS, NOTARY PUBLIC  
IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES APRIL 17, 2007**

  
Notary Public, State of Ohio

**SEAL**

This instrument prepared by:

PURDY, LAMMERS & SCHIAVONE, ATTYS.  
113 East Market Street, P.O. Box 404  
Celina, OH 45822

LJS/lk

200500002487  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
04-25-2005 At 04:47 pm.  
WARRANTY DEED 28.00  
OR Book 198 Page 1409 - 1410  
200500002487  
LORI THIEN  
PO BOX 704  
FT RECOVERY, OH 45846