

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 12 2011

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 12 2011

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee ^{\$} 395.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 9/12/2011
Deputy Aud. Date

Know All Men by These Presents:
(General Warranty Deed)

THAT Jeffrey R. Rutschilling and Stephanie B. Rutschilling, fka Stephanie B. Langenkamp, husband and wife, of Mercer County, Ohio

for valuable consideration paid, *Grant With General Warranty Covenants To*

Jason Ahlers, his heirs and assigns forever,
whose tax-mailing address is 516 W. North Street, Coldwater, Ohio 45828

the following described real estate:

Situated in the Village of Coldwater, County of Mercer, State of Ohio, to-wit:

Being all of Lot Number Three Hundred Forty-Six (346) in Winhoven's Addition to the Incorporated Village of Coldwater, Mercer County, Ohio

Subject to all easements, conditions, restrictions and rights of way of record.

Deed Reference: Instrument #200600001275 and #200600001276, Mercer County Recorder's Office

Tax ID #05-072700.0000
Tax Map #08-28-456-006

Real estate taxes and assessments shall be prorated to date of closing.

And all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Jason Ahlers, his heirs and assigns forever.** And the said Grantors, **Jeffrey R. Rutschilling and Stephanie B. Rutschilling, fka Stephanie B. Langenkamp, husband and wife,** 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 **Jeffrey R. Rutschilling and Stephanie B. Rutschilling, fka Stephanie B. Langenkamp, husband and wife,** who hereby release all their right and expectancy of dower in the premises, have hereunto set their hands on this 12th day of September, 2011.

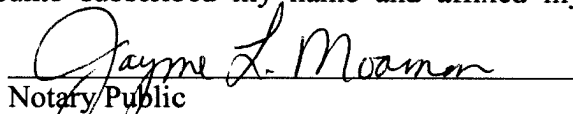
Jeffrey R. Rutschilling
Jeffrey R. Rutschilling

Stephanie B. Rutschilling
Stephanie B. Rutschilling

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 12th day of September, 2011, before me, the subscriber, a notary public in and for said state, personally appeared **Jeffrey R. Rutschilling and Stephanie B. Rutschilling, fka Stephanie B. Langenkamp, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.


Notary Public



JAYME L. MOORMAN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
SEPTEMBER 9, 2012