

**TRANSFERRED**

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES  
  
SEP 13 2012

SEP 13 2012  
RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, ~~compliance fee~~ ED  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

MERCER COUNTY  
TAX MAP DEPARTMENT

**WARRANTY DEED**

KP 9-13-12  
Deputy Aud. Date

**KNOW ALL MEN BY THESE PRESENTS:**

That **James E. Bodiker**, husband of Grantee herein, of Mercer County, Ohio, in consideration of love and affection, to him in hand paid by **Phyllis C. Bodiker**, (FKA Phyllis C. Woods) wife of Grantor herein, whose tax-mailing address is 5221 Grove Drive, Celina, OH 45822, does hereby grant, bargain, sell, and convey, with general warranty covenants, to the said **Phyllis C. Bodiker**, her heirs and assigns forever, the following described real estate:

*DUB* Being an undivided one-half interest in the following described real estate:

Situated in the Township of Franklin, County of Mercer, and State of Ohio, to-wit:

Being Lots Numbered Twelve (12), Thirteen (13), and Fourteen (14) of "THE GROVE" SUBDIVISION (Part of Coldwater Beach Subdivision) as the same appears upon the recorded plat of "THE GROVE" SUBDIVISION (Part of Coldwater Beach Subdivision), of record in Plat Book 6, Page 2 of the Mercer County, Ohio, Records of Plats and subject to the restrictions and conditions contained in the previous deeds.

Last Transfer: Official Record Book 116, Page 2225, Mercer County Recorder's Office.

Permanent Parcel #09-047300.0000, #09-047400.0000, and #09-047500.0000

Tax Map #09-20-327-009, #09-20-327-010, and #09-20-327-011

Deed – Page 2  
Bodiker to Bodiker

Grantee shall pay and be responsible for all real estate taxes and assessments due and payable in January, 2013, and thereafter.

and all the estate, right, title, and interest of the said grantor in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to the said grantee, her successors and assigns forever.

In Witness Whereof, the said James E. Bodiker, husband of Grantee herein, who hereby releases his right and expectancy of dower in said premises, has hereunto set his hand this 13th day of September, 2012.

  
\_\_\_\_\_  
James E. Bodiker

State of Ohio, County of Mercer, SS:

On this 13th day of September, 2012, before me, a notary public in and for said county, personally came James E. Bodiker, the grantor in the foregoing deed and acknowledged the signing thereof to be his voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

**SEAL**

DAVID WM. BRUNS, Attorney at Law  
Notary Public, State of Ohio  
My Comm. Has No Expiration Date  
Section 147.03 O.R.C.

  
\_\_\_\_\_  
Notary Public – State of Ohio

Instrument prepared by: David Wm. Bruns, Attorney Reg. #0002539, 123 West Main Street, Box 71, Coldwater, OH 45828; Phone: 419-678-4317