

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 18 2013

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 18 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption-paragraph, conveyance Fee 315⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 540,
202 Randall E. Grapner Mercer County Auditor.

KP 7-18-13
Deputy Aud. Date

**WARRANTY DEED
(JOINT AND SURVIVORSHIP)**

KNOW ALL MEN BY THESE PRESENTS:

THAT *Curtis R. Long*, an unmarried man, GRANTOR, of Mercer County, Ohio, for valuable consideration does hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to *Kyle D. Schlater and Julie L. Backs*, of 103 E. Center St., Ft. Recovery, Ohio, 45846, *for their joint lives, the remainder to the survivor of them*, the following described real estate:

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

Being all of Lot Number Two (2) in the Winters Addition to the Village of Fort Recovery, Ohio, Gibson Township side, as the same is shown on the recorded plat thereof, Recorder's Office, Mercer County, Ohio, subject to all easements, restrictions, conditions and limitations imposed thereon.

LAST TRANSFER: Volume 15, Page 192 of the Mercer County Deed Records.

Tax ID: 13-16-127-002
Parcel #: 17-024400.0000

Grantor shall pay all real estate taxes and assessments due and payable in July 2013, and Grantees shall pay all real estate taxes and assessments due and payable thereafter.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantor in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, their heirs, successors, and assigns forever.

And the said *Curtis R. Long* does hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that he will defend the same against all lawful claims of all persons whomsoever.

Witness: Curtis R. Long sets his hand this 2nd day of July, 2013 to make this conveyance.

Signed and acknowledged by:

Curtis R Long
Curtis R. Long

STATE OF OHIO

COUNTY OF MERCER SS.

BE IT REMEMBERED, THAT on the 2nd day of July, 2013, before me, the subscriber, a notary public in and for said state, personally came *Curtis R. Long*, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Henry, Ohio the 2nd day of July, 2013.



LISA M. SEVERT
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 01-02-17

Lisa M. Severt
Notary Public

Instrument prepared by: Emily Gast-Schlater, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorney at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: eschlater@howellcolaw.com, REG. NO 0086784.