

Exemption paragraph, conveyance fee *EM*
The Grantor and Grantee of this deed have complied with the provisions of R.C. Sec 318, 202 Randall E. Grapner Mercer County Auditor.

TRANSFERRED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 28 2014

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

KS 1/28/2014
Deputy Aud. Date

JAN 28 2014

MERCER COUNTY
TAX MAP DEPARTMENT

Quit Claim Deed

KNOW ALL MEN BY THESE PRESENTS that **TRAVIS J. SCHLATER** and **VANESSA A. SCHLATER, fka VANESSA A. HARTWIG, husband and wife**, the Grantors herein, grant to, **ERICA M. SCHLATER**, whose tax mailing address is 415 East Walnut Street, Coldwater, Ohio 45828 the following described real property:

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

Being a part of Outlot Number 55 to the Village of Coldwater, Mercer County, Ohio, being more particularly described as follows:

Commencing at an iron pin found at the northwest corner of Lot Number 275 of Fetzers Second Addition to the Village of Coldwater (Plat Book 2, Page 77)

thence N 89° 38' 15" E, 100.00 feet along the south right-of-way line of Walnut Street to a point, being the Point of Beginning;

thence continuing N 89° 38' 15" E, 3.00 feet along the last described line to an iron pin with cap set;

thence S 00° 27' 55" E, 138.13 feet to an iron pin with cap set;

thence N 89° 58' 27" W, 3.00 feet along the north right-of-way line of an Alley to a point;

thence N 00° 27' 55" W, 138.11 feet to the Point of Beginning, containing 414.34 square feet of land more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated January 7, 2014, on file in the County Tax Map Office.

PRIOR INSTRUMENT REFERENCE: Instrument Number 200900007612

TAX PARCEL NUMBER: Parent Parcel No. 05-031200.0000 Add to Parcel No. 05-065200.0000

TAX MAP NUMBER: Parent Tax Map No. 08-34-113-005 Add to Tax Map No. 08-34-113-004

TRAVIS J. SCHLATER and VANESSA A. SCHLATER, fka VANESSA A. HARTWIG, husband and wife, who hereby relinquish their right and expectancy of dower, have hereunto set their hands this 14th day of January, 2014.

Travis J. Schlater
Travis J. Schlater

Vanessa A. Schlater
Vanessa A. Schlater

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above named TRAVIS J. SCHLATER and VANESSA A. SCHLATER, fka VANESSA A. HARTWIG, husband and wife, 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 affixed my official seal on this 14th day of January, 2014.



GREGORY A. BRUNS
Notary Public, State of Ohio
My Commission Expires May 5, 2018

Gregory A. Bruns
Notary Public, State of Ohio

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS.
113 East Market Street, P.O. Box 404
Celina, OH 45822

TDL/ks