

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 13 2014

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 13 2014

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 278³⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 320,
202 Randall E. Grapner Mercer County Auditor.

KP 6-13-14
Deputy Aud. Date

**WARRANTY DEED
(JOINT AND SURVIVORSHIP)**

KNOW ALL MEN BY THESE PRESENTS:

THAT *Joseph E. McClurg and Michelle R. McClurg*, husband and wife, GRANTORS, of Mercer County, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to *Matthew C. Lammers and Molly T. Lammers*, of 311 S. Market Street, Coldwater, Ohio 45828, *for their joint lives, the remainder to the survivor of them*, the following described real estate:

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

Being In-Lot Number One Hundred Sixteen (116) of the Incorporated Village of Coldwater, Ohio, as the same is shown on the recorded plat of said Village.

ALSO: The south half of the vacated alley north of Lot # 116 in the Incorporated Village of Coldwater, Ohio.

ALSO: The west half of the vacated alley east of Lot #116 in the Incorporated Village of Coldwater, Ohio.

Tax Number: 08-33-236-005
Map Number: 05-048100.0000

LAST TRANSFER: Instrument #201300004449 Official Records Book of Mercer County, Ohio Recorder's Office.

Real estate taxes shall be prorated to the date of closing.

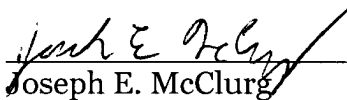
and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantors in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, their heirs, successors, and assigns forever.

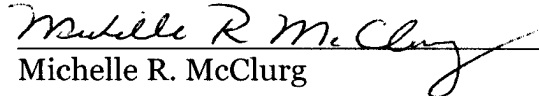
And the said *Joseph E. McClurg and Michelle R. McClurg* do hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that they will defend the same against all lawful claims of all persons whomsoever.

Reference is hereby made to Ordinance No. 1617, executed by the Coldwater, Ohio Village Council and recorded at Instrument #201400002057 at the Mercer County, Ohio Recorder's Office, vacating the west half of the alley east of Lot #116 in the Incorporated Village of Coldwater, Ohio.

IN WITNESS WHEREOF, The said *Joseph E. McClurg and Michelle R. McClurg*, husband and wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 5th day of June, 2014.

Signed and acknowledged by:

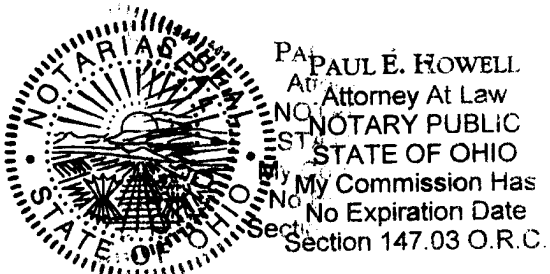

Joseph E. McClurg

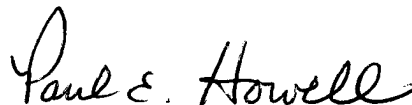

Michelle R. McClurg

**STATE OF OHIO
COUNTY OF MERCER SS.**

BE IT REMEMBERED, THAT on the 5th day of June, 2014, before me, the subscriber, a notary public in and for said state, personally came *Joseph E. McClurg and Michelle R. McClurg* the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their 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 5th day of June, 2014.




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.