

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES  
  
SEP 16 2014  
  
MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**  
  
SEP 16 2014  
  
RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee *EC*  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 310,  
202 Randall E. Grapner Mercer County Auditor.  
  
*KE 9/16/2014*  
Deputy Aud. Date

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that CHARLES H. DICKMAN and JEAN A. DICKMAN, husband and wife, Grantors, for valuable consideration paid, grant, with general warranty covenants, to CHARLES H. DICKMAN and JEAN A. DICKMAN, for their joint lives, with the remainder to the survivor of them, Grantees, whose mailing address is 908 Opal Dr., Coldwater, OH 45828, the following real property (the "Premises"):

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

Being Lot #1316 in Westview Second Addition to the Village of Coldwater, Ohio as shown on the recorded plat of said addition in Plat Cabinet 1, Pages 105 and 106, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all the reservations, conditions, and provisions shown on said plat and also in Miscellaneous Volume 8, Page 511, all in the Recorder's Office, Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein, and subject to zoning restrictions of the Village of Coldwater, Ohio.

The last conveyance appears in Deed Volume 283, Page 110, Recorder's Office, Mercer County, Ohio. See also Volume 311, Page 161.

SUBJECT TO LEGAL HIGHWAYS, EASEMENTS, CONDITIONS, AND RESTRICTIONS OF RECORD.

Parcel #05-172400.0000 Tax Map #08-28-176-005

The Premises is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways;
- (iii) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

Prior Instrument Reference: Volume 311, Page 161, Mercer County Deed Records.

CHARLES H. DICKMAN and JEAN A. DICKMAN, husband and wife, release all rights of dower therein.

Executed on the 15<sup>th</sup> day of September, 2014.

  
CHARLES H. DICKMAN

  
JEAN A. DICKMAN

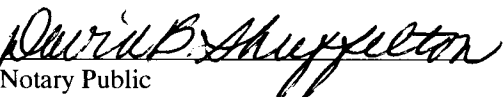
STATE OF OHIO  
COUNTY OF SHELBY / ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named CHARLES H. DICKMAN and JEAN A. DICKMAN, Husband and Wife, Grantors, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

15<sup>th</sup> In Testimony Whereof, I have hereunto set my hand and official seal, at Fort Loramie, Ohio this day of September, 2014.



DAVID B. SHUFFELTON  
ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
COMMISSION DOES NOT EXPIRE  
PURSUANT TO SEC. 147.03 O.R.C.

  
Notary Public

This instrument prepared by: Faulkner, Garmhausen, Keister & Shenk, A Legal Professional Association  
Courtview Center, Suite 300, 100 S. Main Avenue, Sidney, OH 45365