

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 22 2015

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 22 2015

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$ 472.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 320,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 5/22/15
Deputy Aud. State

Know All Men by These Presents:

(General Warranty Deed)

THAT Daniel G. Homan, married, and Marilyn R. Fortkamp, married of Mercer County, Ohio,

for valuable consideration paid, *Grant With General Warranty Covenants To*

Viola M. Ahlers
her heirs and assigns forever,
whose tax mailing address is 535 Dorothy Lane, Coldwater, Ohio 45828

the following described real estate:

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

Being Unit 535 in Nature's Village Coldwater Condominium Section 2 as same is set forth on the recorded Plat thereof in Instrument #200700003529 and subject to the Declaration and Bylaws of Condominium Ownership set forth in Official Records Volume 196, Pages 163-219, as amended in Official Records Volume 205, Pages 2486-2492, Instrument #200700003530, and in Instrument #201000006610 in the Recorder's Office of Mercer County, Ohio.

Deed Reference: Instrument #201200003875, Mercer County Recorder's Office.

Tax ID #05-230000.0000

Tax Map #08-34-153-026

Grantors shall pay the real estate taxes and assessments due and payable in July, 2015. Grantee shall pay the real estate taxes and assessments due and payable thereafter.

And all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Viola M. Ahlers**, her heirs and assigns forever. And the said Grantors, **Daniel G. Homan, married and Marilyn R. Fortkamp, married**, 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.

IN WITNESS WHEREOF, the said **Daniel G. Homan and Jeanne Homan, his wife**, who hereby release all their right and expectancy of dower in the premises, have hereunto set their hands on this 22nd day of May, 2015.

[Signature]
Daniel G. Homan

[Signature]
Jeanne Homan

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 22nd day of May, 2015, before me, the subscriber, a notary public in and for said State, personally came **Daniel G. Homan and Jeanne Homan, his wife**, Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Judy A. Koesters
Notary Public
JUDY A. KOESTERS, Atty. At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

IN WITNESS WHEREOF, the said **Marilyn R. Fortkamp and Roger Fortkamp, her husband**, who hereby release all their right and expectancy of dower in the premises, have hereunto set their hands on the 19th day of May, 2015.

Marilyn R. Fortkamp
Marilyn R. Fortkamp

Roger Fortkamp
Roger Fortkamp

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 22nd day of May, 2015, before me, the subscriber, a notary public in and for said State, personally came **Marilyn R. Fortkamp, married**, Grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Judy A. Koesters
Notary Public
JUDY A. KOESTERS, Atty. At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 19th day of May, 2015, before me, the subscriber, a notary public in and for said State, personally came **Roger Fortkamp, husband of Marilyn R. Fortkamp**, Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Pamela A. Wellman
Notary Public
PAMELA A. WELLMAN, Notary Public
For the State of Ohio
Recorded in Mercer County
My Commission Expires 04/04/16

Instrument Prepared By: Judy A. Koesters, Attorney at Law, 201 E. Vine Street, Coldwater, Ohio 45828 (419) 678-2378 forkamp5.15/deeds15/mr