

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 22 2015

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 22 2015

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **ED**
The Grantor and Grantee of this deed have
consented with the provisions of R.C. Sec 369,
203 Randall E. Grapner Mercer County Auditor.

K.P. 10-22-15
County Aud. Date

**WARRANTY DEED
(JOINT AND SURVIVORSHIP)**

KNOW ALL MEN BY THESE PRESENTS:

THAT KENNETH A. SCHWIETERMAN, a married man, GRANTOR, of Mercer County, Ohio, for valuable consideration does hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **KENNETH A. SCHWIETERMAN and MARILYN A. SCHWIETERMAN**, Grantor's spouse, Grantees, whose tax mailing address is 837 Pauline Drive, 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, County of Mercer, and State of Ohio, and bounded and described as follows:

Commencing at the South Quarter Post of Section Twenty-seven(27), Butler Township, Town Six (6) South, Range Two (2) East, Mercer County, Village of Coldwater, Ohio; thence North 89°32' East, along the South line of said Section Twenty-seven (27), a distance of One Hundred Eighteen (118.00) feet to the place of beginning; thence North 0°11' West, parallel to the North-South Half Section Line a distance of One Hundred Fifty (150.00) feet; thence North 44°39' East, a distance of Twenty (20.00) feet; thence South 89°55' East a distance of Sixty (60.00) feet; thence North 60°50' East, a distance of One Hundred Twenty-three (123.00) feet; thence South 89°50' East, a distance of One Hundred Fifty-seven and Fifty-Hundredths (157.50) feet; thence South 0°11' East, a distance of One Hundred Forty and Eighty-six Hundredths (140.86) feet; thence South 89°32' West, a distance of Two Hundred Seventeen and Eighteen-Hundredths (217.18) feet; thence South 0°11' East, a distance of Eighty (80.00) feet; thence South 89°32' West, along the South line of Section Twenty-seven (27), a distance of One Hundred Twenty-two (122.00) feet to the place of beginning.

Area described above contains One and One Hundred Fifty-six Thousandth (1.156) acres of land, more or less, including that portion subject to S.R. 219 Right-of-way, subject to all conditions, restrictions, privileges and easements of record and the zoning laws of the Village of Coldwater, Ohio.

LESS AND EXCEPT:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the Southeast Quarter of Section 27, Township 6 South, Range 2 East. Said parcel also being in the Village of Coldwater, and being more particularly described as follows:

Commencing for reference at the Southwest corner of the Southeast Quarter of said Section 27; thence North 89 degrees, 32' East, along the South line of said Southeast Quarter of Section 27, a distance of One Hundred Eighteen (118.00) feet to a point; thence, North 00 degrees 11'00" West, a distance of One Hundred Fifty (150.00) feet to appoint; thence, North 44 degrees 39'00" East, a distance of Twenty (20.00) feet to a point; thence, South 89 degrees 55'00" East, a distance of Sixty (60.00) feet to a point; thence, North 60 degrees 50'00" East, a distance of One Hundred Twenty Three (123.00) feet to a point, said point being the place of beginning for the parcel to be conveyed by this instrument;

Thence, South 89 degrees 50'00" East, a distance of One Hundred Fifty Seven and 50/100 (157.50) feet to a point, thence, South 00 degrees 11'00" East, a distance of One Hundred Forty and 86/100 (140.86) feet to a point; thence, South 89 degrees 32'00" West, a distance of One Hundred Fifty Seven and 50/100 (157.50) feet to a point; thence, North 00 degrees 10'59" West, a distance of One Hundred Forty Two and 60/100 (142.60) feet to the place of beginning.

Containing 0.512 acre of land, more or less.

Subject to all easements and right-of-way of record.

This description prepared without benefit of survey, by Geeslin Land Surveying, 810 East Market Street, Celina, Ohio, and made by Gordon L. Geeslin, Professional Surveyor No. 5372, State of Ohio. On April 1, 1994.

LAST TRANSFER: Official Records Book 250, Page 716 of the Mercer County Deed Records, and Official Records Volume 16, Page 446, Mercer County, Ohio Recorder's office.

Tax #05-005400.0000

Map #08-27-453-009

Grantees shall pay all real estate taxes and assessments due and payable in January 2016 and 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 **KENNETH A. SCHWIETERMAN** 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.

IN WITNESS WHEREOF, The said **KENNETH A. SCHWIETERMAN and MARILYN A. SCHWIETERMAN**, husband and wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 20th day of October, 2015.

Signed and acknowledged by:

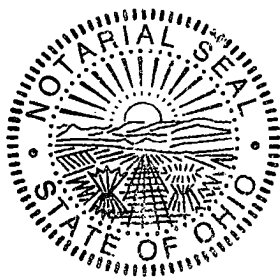

KENNETH A. SCHWIETERMAN


MARILYN A. SCHWIETERMAN

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

BE IT REMEMBERED, THAT on the 20th day of October, 2015, before me, the subscriber, a notary public in and for said state, personally came **KENNETH A. SCHWIETERMAN** 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 20th day of October, 2015.



PAUL E. HOWELL
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

Paul E. Howell
Notary Public

Instrument prepared by: Paul E. Howell, 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: phowell@howellcolaw.com, REG. NO 0029671.