

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 22 2016

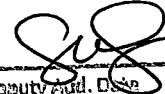
MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JAN 22 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$ 472.50  
The Grantor and Grantee of this deed have  
consented with the provisions of R.C. Sec 222,  
202 Randall E. Grapner Mercer County Auditor.

 1/22/16  
Deputy Aud. Date

# Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT **Ryan J. Bohman, married**, of Mercer County, Ohio

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

**Kevin M. Wynn and Shelby L. Vaughn**  
for their joint lives, remainder to the survivor of them  
whose tax mailing address is 424 E. South Street, Coldwater, Ohio 45828

the following described real estate:

Situated in the Village of Coldwater, County of Mercer, and State of Ohio, and  
bounded and described as follows:

Being the South half (1/2) of Out-lot Number Twenty-five (25) in the Village of  
Coldwater, as the same is numbered and delineated on the recorded plat thereof, of  
record in Plat Book 2, Page 91, in the Recorder's Office, Mercer County, Ohio.

Subject to all legal highways, easements and restrictions of record.

Tax ID #05-026700.0000

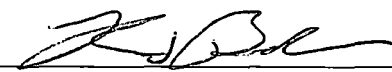
Tax Map #8-34-128-003

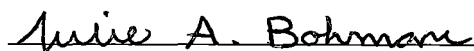
Deed Reference: Instrument #200600005796, Mercer County Recorder's Office.

Real estate taxes and assessments shall be prorated to date of closing.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises;  
*To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to  
said Grantees, **Kevin M. Wynn and Shelby L. Vaughn**, their heirs and assigns forever. And the  
said Grantor, **Ryan J. Bohman**, does hereby *Covenant and Warranty* 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 **Ryan J. Bohman and Julie A. Bohman, his wife**,  
who hereby releases all their right and expectancy of dower in said premises, have hereunto set  
their hands on this 15th day of January, 2016.

  
Ryan J. Bohman

  
Julie A. Bohman

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 15<sup>th</sup> day of January, 2016, before me, the subscriber, a notary public in and for said State, personally **Ryan J. Bohman and Julie A. Bohman, his wife**, the 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.

Sandra K. Keller  
Notary Public



Sandra K. Keller  
Notary Public-State of Ohio  
My Comm. Exp. Nov. 3, 2018