

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 12 2016


MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 12 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$150.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 202,
202 Randall E. Grapner Mercer County Auditor.


Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Randall J. Tumbusch and Nancy A. Tumbusch**, husband and wife, and **Chris A. Borgerding and Kathryn A. Borgerding**, husband and wife, the grantors, in consideration of one dollar and other good and valuable consideration, to them in hand paid by **Joan A. Pax**, whose tax-mailing address is 1103 Buckeye Drive, Coldwater, OH 45828, do hereby grant, bargain, sell, and convey, with general warranty covenants, to the said **Joan A. Pax**, her heirs and assigns forever, the following described real estate:

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

Being Lot #1711 in Northfield Estates Fifth Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said addition at Instrument #201500005419, Mercer County Recorder's Office.

Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat as recorded at Instrument #201500005418, Mercer County Recorder's Office, which are incorporated herein by reference, the same as if fully rewritten herein and subject to the zoning restrictions of the Village of Coldwater, Ohio.

Last Transfer: Instrument #201400003484, Mercer County Recorder's Office.

Parcel #05-012850.1711

Tax Map #08-28-151-043

Deed – Page 2
Tumbusch and Borgerding to Pax

Grantors agree to pay and be responsible for all real estate taxes and assessments due and payable in February of 2017; Grantee agrees to pay all real estate taxes and assessments due and payable in July, 2017, and 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 the said grantee, her successors and assigns forever.

In Witness Whereof, the said grantors have hereunto set their hands this
____ 9th ____ day of February, 2016.

Randall J. Tumbusch
Randall J. Tumbusch

Nancy A. Tumbusch
Nancy A. Tumbusch

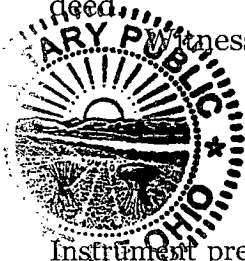
Chris A. Borgerding
Chris A. Borgerding

Kathryn A. Borgerding
Kathryn A. Borgerding

State of Ohio, County of Mercer, SS:

On this ____ 9th ____ day of February, 2016, before me, a notary public in and for said county, personally came Randall J. Tumbusch and Nancy A. Tumbusch, husband and wife, and Chris A. Borgerding and Kathryn A. Borgerding, the grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



THOMAS T. HOMAN, JR.
Notary Public, State of Ohio
My Comm. Expires April 29, 2018

Thomas T. Homan, Jr.
Notary Public – State of Ohio

Instrument prepared by: David Wm. Bruns, Attorney Reg. #0002539, 123 West Main Street, Box 71, Coldwater, OH 45828; Phone: 419-678-4317