

TRANSFERRED

APR 01 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 01 2016

MERCER COUNTY
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee ^{514.50}
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 4/1/2016
Deputy Aud. Date

WARRANTY DEED

NATHAN A. NIEKAMP and MANDA C. NIEKAMP, husband and wife, Grantors, of Auglaize County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to A & L RENTALS, LLC, an Ohio limited liability company, Grantee, its successors and assigns, whose tax mailing address is 3196 Slavik Road, Coldwater, Ohio 45828 the following **REAL PROPERTY**:

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

Being Lot #1331 in Sturbridge Estates Third Addition to the Village of Coldwater, Ohio as shown on the recorded plat of said addition in Plat Cabinet 1, Page 100, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat and also in Miscellaneous Volume 8, Page 482, 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.

Premises known as 211 Betty Lane Drive, Coldwater, Ohio 45828

Tax Parcel No. 05-173900.0000

Map Number 08-34-155-007

Previous Instrument Number: 201100005238, Mercer County Official Deed Records.

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, A & L RENTALS, LLC, an Ohio limited liability company. And the said Nathan A. Niekamp and Manda C. Niekamp, husband and wife, do hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Unencumbered**, and that he/she/they will **Defend** the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Nathan A. Niekamp and Manda C. Niekamp, husband and wife, the grantors, who hereby release all rights of dower therein. Witness their hands this 30th day of March, 2016.

Nathan A. Niekamp
NATHAN A. NIEKAMP

Manda C. Niekamp
MANDA C. NIEKAMP

STATE OF OHIO :
: ss
COUNTY OF Auglaize :

BE IT REMEMBERED, that on this 30th day of March, 2016, before me the subscriber, a notary public in and for said state, personally appeared Nathan A. Niekamp and Manda C. Niekamp, husband and wife, the Grantors in the foregoing Deed who proved to me upon satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged the signing thereof to be his/her and their voluntary act and deed.

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

Jason E. This
Notary Public

This instrument prepared by:
Jason E. This
Attorney at Law
P. O. Box 42
New Bremen, Ohio 45869



JASON E. THIS, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Sec 147 03 R.C.