

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 22 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

APR 22 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>429<sup>80</sup></sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KP 4-22-16  
Deputy Aud. Date

# Know All Men by These Presents:

(General Warranty Deed)

**THAT Brian J. Brackman and Jacqueline R. Brackman, fka Jacqueline R. Huffman, husband and wife, of Mercer County, Ohio**

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

**Lee G. Westgerdes, unmarried  
his heirs and assigns forever,  
whose tax mailing address is 317 E. Walnut Street, Coldwater, Ohio 45828**

the following described real estate:

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

Being Lot Number Two Hundred Seventy-one (271) in Fetzers Second Addition to the Village of Coldwater, Mercer County, Ohio, as shown on the recorded plat thereof in Volume 2, Page 77, of the Plat Records of Mercer County, Ohio, subject to all easements and restrictions of record imposed thereon and the zoning restrictions of the Village of Coldwater.

Deed Reference: Instrument #200600007345, Mercer County Recorder's Office.

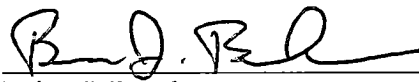
Tax ID #05-064800.0000

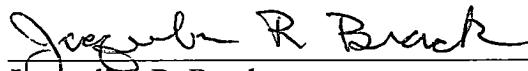
Tax Map #08-34-110-004

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

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, **Lee G. Westgerdes, his heirs and assigns forever.** And the said Grantors, **Brian J. Brackman and Jacqueline R. Brackman, fka Jacqueline R. Huffman, husband and wife,** 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 **Brian J. Brackman and Jacqueline R. Brackman, fka Jacqueline R. Huffman, husband and wife,** who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 19th day of April, 2016.

  
Brian J. Brackman

  
Jacqueline R. Brackman

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 19<sup>th</sup> day of April, 2016, before me, the subscriber, a notary public in and for said State, personally came **Brian J. Brackman and Jacqueline R. Brackman, fka Jacqueline R. Huffman, husband and 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