

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 25 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 25 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 822 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.

KP 7-25-16
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Elmer W. Speck, unmarried, of Mercer County, Ohio, by and through his attorney-in-fact, Joyce Schwieterman, pursuant to Financial Power of Attorney recorded in Instrument #201600003235 in the Mercer County Recorder's Office

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

Keith A. Wenning and Katie M. Wenning, husband and wife
for their joint lives, remainder to the survivor of them,
whose tax mailing address 1001 Ruby Lane, Coldwater, Ohio 45828

the following described real estate:

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

Being Lot #1310 in Westview Second Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said addition in Plat Cabinet 1, Page 105 and 106, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat and also in the Miscellaneous Volume 8, Page 511, 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.

Tax ID #05-171800.0000
Tax Map #08-28-152-018

Deed Reference: Instrument #200600001407, 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, **Keith A. Wenning and Katie M. Wenning**, their heirs and assigns forever. And the said Grantor, **Elmer W. Speck, unmarried**, 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.

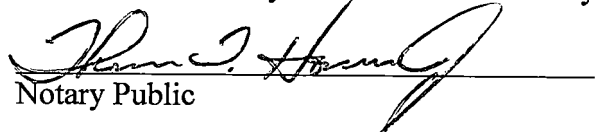
IN WITNESS WHEREOF, the said **Elmer W. Speck, unmarried**, by and through his attorney-in-fact, **Joyce Schwieterman**, who hereby releases all his right and expectancy of dower in said premises, has hereunto set his hand on this 21st day of July, 2016.

Joyce Schwieterman
Elmer W. Speck, by and through his
attorney-in-fact, Joyce Schwieterman

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 21st day of July, 2016, before me, the subscriber, a notary public in and for said State, personally came **Elmer W. Speck, unmarried, by and through his attorney-in-fact, Joyce Schwieterman**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his 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.


Notary Public



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