

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 18 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

AUG 18 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 379<sup>40</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 8-18-16  
Deputy Aud. Date

## WARRANTY DEED

### Know All Persons By These Presents

That, **Riggs Florence**, an unmarried man, for valuable consideration paid, grants  
with general warranty covenants, to

**Justin R. Gabel**

whose tax mailing address is 508 East Plum Street, Coldwater, Ohio 45828, the following  
real property:

Situated in the **VILLAGE** of **COLDWATER**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being all of Lot Number Four Hundred Ninety-one (491) of the Village of Coldwater, Ohio, as the  
same is shown on the recorded plat thereof, Recorder's Office, Mercer County, Ohio, subject to  
all easements, restrictions, and limitations imposed thereon and the zoning regulations of the  
Village of Coldwater.

Tax Parcel I.D. #05-087100.0000 / Tax Map #08-27-376-009

Prior Instrument Reference: Instrument #201400005478, Mercer County Recorder's Records.

Grantor and Grantee hereby acknowledge and agree that all real estate taxes and special  
assessments shall be prorated to the date of closing.

Dated: 8/12/16

Riggs Florence  
Riggs Florence

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the  
above-named **Riggs Florence**, an **unmarried man**, who acknowledged that he did sign the  
foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at  
Coldwater, Mercer County, Ohio, this 12<sup>th</sup> day of August, A.D. 2016.



**Alice A. Ahrens**  
Notary Public • State of Ohio  
My Comm. Expires: May 31, 2020  
Recorded in Mercer County

Alice A. Ahrens  
Notary Public for Ohio  
My Commission Expires: