

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

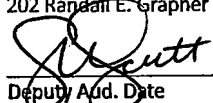
AUG 26 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

AUG 26 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 119.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
 8-26-16  
Deputy Aud. Date

# Know All Men by These Presents:

(General Warranty Deed)

THAT Terry R. Stachler and Susan A. Stachler, husband and wife, of Mercer County, Ohio

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

**Mike J. Coatney**  
**his heirs and assigns forever**  
**whose tax mailing address is 619 W. Walnut Street, Coldwater, Ohio 45828**

the following described real estate:

Situated in the County of Mercer, State of Ohio and in the Township of Franklin, and bounded and described as follows:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Northeast quarter (1/4) of Section Thirty (30), Town Six (6) South, Range Three (3) East, and being more particularly described as follows:

Commencing for reference at a corner stone at the Northeast corner of said Section Thirty (30); thence South 00°06'18" East along the East line of the Northeast quarter (1/4) of said Section Thirty (30) a distance of One Thousand One Hundred Seventy and Sixty-eight Hundredths (1170.68) feet to a railroad spike in the centerline of State Route 703, said point being the PLACE OF BEGINNING for the herein described parcel; thence North 86°24' West along the centerline of said State Route 703 a distance of One Hundred Seven and Ninety-eight Hundredths (107.98) feet to a railroad spike; thence South 03°00' West a distance of One Hundred Sixty-four and Twenty-two Hundredths (164.22) feet to a 5/8 inch iron bar; thence North 89°54'30" East a distance of One Hundred Sixteen and Sixty-six Hundredths (116.66) feet to a Two (2) inch iron pipe on the aforementioned East line of the Northeast Quarter (1/4) of said Section Thirty (30); thence North 00°06'18" West along said East line of the Northeast quarter (1/4) of Section Thirty (30) a distance of One Hundred Fifty-seven and Two Hundredths (157.02) feet to the place of beginning.

**Containing Four Hundred Fourteen Thousandths (0.414) of an acre of land, more or less,** subject to all easements and right of way of record.

Reference is made to a survey of this tract by Gordon L. Geeslin, Registered Surveyor #5372, dated January, 1975, on file in the County Engineer's Office, which is to be a part of this description. Description herein correctly contains reference to S. R. 703 instead of S.R. 707 as erroneously contained in prior deeds.

The above described real estate is conveyed subject to all restrictions, reservations, limitations, conditions, covenants, easements, rights of way, and legal highways of record pertaining to the same and now in force and effect.

Said property is located in the Incorporated Village of Montezuma.

Deed Reference: Instrument #201600001536, Mercer County Recorder's Office.

Tax ID #14-000500.0000

Tax Map #09-30-228-003

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, **Mike J. Coatney**, his heirs and assigns forever. And the said Grantors, **Terry R. Stachler and Susan A. Stachler**, do hereby *Covenant and Warranty* 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 **Terry R. Stachler and Susan A. Stachler, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 3<sup>rd</sup> day of August, 2016.

Terry R. Stachler  
Terry R. Stachler

Susan A. Stachler  
Susan A. Stachler

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 3<sup>rd</sup> day of August, 2016, before me, the subscriber, a notary public in and for said State, personally **Terry R. Stachler and Susan A. Stachler, 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.

Thomas L. Robbins  
Notary Public



**THOMAS L. ROBBINS**  
Notary Public, State of Ohio  
My Commission Expires March 31, 2017  
Recorded in Mercer County