

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

SEP 14 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

**WARRANTY DEED**

**TRANSFERRED**

SEP 14 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 297.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

HS 9/14/2016  
Deputy Aud. Date

**Know All Persons By These Presents,**

**That, JULIE R. BAUMGARTNER, an unmarried woman,** for valuable consideration paid, grants with general warranty covenants, to

**ANDREA K. BRUNS**

whose tax mailing address is 701 Eden Avenue, Coldwater, Ohio 45828, the following real property:

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

Being Lot Number One Thousand Eighty-Seven (1087) in Restful Acres Eighth Addition to the Village of Coldwater, Ohio, as the same is shown on the recorded plat thereof, subject to all restrictions, conditions and limitations imposed thereon and the zoning regulations of the Village of Coldwater, Ohio.

**Tax Parcel Number 05-149400.0000**

**Tax Map Number 08-27-330-008**

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

Prior Instrument Reference: **DEED VOLUME 285, Page 682, and OFFICIAL RECORD VOLUME 149, Page 2278**, Mercer County Recorder's Records.

And for valuable consideration **JULIE R. BAUMGARTNER, an unmarried woman**, does hereby remise and release unto the said Grantee, her heirs and assigns, all her right and expectancy of DOWER in the above described premises.

Dated: 9-12-16

Julie R Baumgartner  
**JULIE R. BAUMGARTNER**

**STATE OF OHIO - COUNTY OF MERCER - ss:**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **JULIE R. BAUMGARTNER, an unmarried woman**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 12 day of September, A.D. 2016.



**ELIZABETH LAFFIN**  
Notary Public • State of Ohio  
My Commission Expires:  
November 2, 2020  
Recorded in Mercer County

Elizabeth Laffin  
**Notary Public for Ohio**  
**My Commission Expires: 11/02/2020**