

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 28 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 28 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 437.20
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

R. E. Grapner 9.28.16
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Paul L. Klingshirn, unmarried, of Mercer County, Ohio

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

Jeffrey T. Wendel and Sarah E. Wendel, husband and wife
for their joint lives, remainder to the survivor of them,
whose tax mailing address 707 Marian Drive, Coldwater, Ohio 45828

the following described real estate:

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

Being Lot #748 in Selhorst Fourth Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded plat.

As a part of the consideration for this conveyance, and in consideration of the incorporation of like covenants, in any and all conveyances of other lots in said addition, the grantees herein for themselves and their heirs, executors, administrators and assigns, hereby covenant and agree to and with the said grantor, its successors and assigns, for the use and benefit of said grantor, its successors and assigns, and of every other person who shall or may become the owner of or may have title derived immediately or remotely from, through or under said grantor, its successors and assigns, to any lot or parcel of land situated in said addition, to conform to all the provisions, conditions, restrictions and easements as shown and recited on the plat of said Selhorst Fourth Addition, recorded in Plat Book 6, Page 18, and also to conform to all the provisions, conditions, restrictions and easements as shown and recited in the "Covenants and Restrictions Applying to Selhorst Fourth Addition," Coldwater, Ohio, recorded in Volume 2, Page 339, of the Miscellaneous Record in the Office of the Mercer County Recorder.

Deed Reference: Instrument #201500003899, Mercer County Recorder's Office.


Tax ID #05-113600.0000

Tax Map #08-28-452-016

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, **Jeffrey T. Wendel and Sarah E. Wendel**, their heirs and assigns forever. And the said Grantor, **Paul L. Klingshirn**, does hereby *Covenant and Warrant* 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.

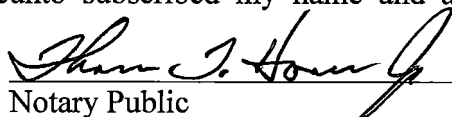
IN WITNESS WHEREOF, the said **Paul L. Klingshirn, unmarried**, who hereby releases all his right and expectancy of dower in said premises, has hereunto set his hand on this 21st day of September, 2016.


Paul L. Klingshirn

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 21st day of September, 2016, before me, the subscriber, a notary public in and for said State, personally came **Paul L. Klingshirn, unmarried**, 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