

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 07 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

NOV 07 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 161<sup>00</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 11-7-16  
Deputy Aud. Date

# Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Stephen J. Kaup and Leah C. Kaup, husband and wife, of Mercer County, Ohio

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

**Kyle T. Niekamp and Jenna L. Niekamp**  
for their joint lives, remainder to the survivor of them,  
whose tax mailing address is 1107 Buckeye Drive, Coldwater, Ohio 45828

the following described real estate:

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

Being Lot #1709 in Northfield Estates Fifth Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said addition at Instrument #201500005419, Mercer County Recorder's Office.

Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat as recorded at Instrument #201500005418, Mercer County Recorder's Office, which are incorporated herein by reference, the same as if fully rewritten herein and subject to the zoning restrictions of the Village of Coldwater, Ohio.

Deed Reference: Instrument #201600001227, Mercer County Recorder's Office.

Tax ID #05-012850.1709

Tax Map #08-28-151-041

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, **Kyle T. Niekamp and Jenna L. Niekamp**, their heirs and assigns forever. And the said Grantors, **Stephen J. Kaup and Leah C. Kaup, husband and wife**, 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 **Stephen J. Kaup and Leah C. Kaup, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 4<sup>th</sup> day of November, 2016.

Stephen J. Kaup  
Stephen J. Kaup

Leah C. Kaup  
Leah C. Kaup

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 4<sup>th</sup> day of November, 2016, before me, the subscriber, a notary public in and for said State, personally came **Stephen J. Kaup and Leah C. Kaup, 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.

Rachel Koesters  
Notary Public



RACHEL KOESTERS  
Notary Public • State of Ohio  
My Commission Expires:  
September 2, 2019