

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 29 2016


MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 29 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 332.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.


Deputy Aud. Date 11/29/16

Know All Men by These Presents:

(General Warranty Deed)

THAT **Robert C. Sutter, unmarried**, of Mercer County, Ohio

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

Troy A. Muhlenkamp
his heirs and successors forever
whose tax mailing address is 4516 N 700 E, Portland, Indiana 47371

the following described real estate:

TRACT I: Situated in the County of Mercer, in the State of Ohio, and in the Village of Ft. Recovery, and bounded and described as follows:

Commencing at the Northwest corner of Lot Number Three (3) Old Plat, thence East on and along the north line of said lot, Ninety-four (94) feet to a point; thence South Twenty-two (22) feet and Eight (8) inches to a point; thence West Ninety-four (94) feet to the West line of said Lot #3; thence North Twenty-two (22) feet Eight (8) inches to the place of beginning, Gibson Township side of the Village of Ft. Recovery.

TRACT II: Situated in the Township of Gibson, County of Mercer, State of Ohio, to-wit:

Being part of Inlot #3 in the Village of Ft. Recovery, Ohio and more particularly described as follows: Commencing at a point 22 2/3 feet South of the Northwest corner of Inlot #3 of the incorporated Village of Ft. Recovery, Mercer County, Ohio, Old Plat, Gibson Township side; thence East 10 rods to a point 22 2/3 feet South of the Northeast corner of aforesaid lot, thence South 18 7/12 feet; thence West 10 rods to Wayne Street, thence North 18 7/12 feet to the place of beginning.

SAVE AND EXCEPT: The East 71 feet as transferred by the decedent, et al to Lowell E. Zimmerman and Wilma A. Zimmerman as recorded in the Mercer County Recorder's Office, Volume 284, Page 231, dated approximately May, 1972

Deed Reference: Instrument #201600002084, Mercer County Recorder's Office.

Tax ID #17-011200.0000
Tax Map #13-09-376-001

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 Grantee, **Troy A. Muhlenkamp**, his heirs and assigns forever. And the said Grantor, **Robert C. Sutter**, does hereby *Covenant and Warranty* 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 **Robert C. Sutter, unmarried**, who hereby releases all his right and expectancy of dower in the premises, has hereunder set his hand on this 28th day of November, 2016.

Robert C. Sutter
Robert C. Sutter

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 28th day of November, 2016, before me, the subscriber, a notary public in and for said State, personally came **Robert C. Sutter, 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.

Judy A. Koesters
Notary Public



JUDY A. KOESTERS, Atty. At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.