

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

DEC 06 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

DEC 06 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 96.30  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

K8 12/6/2016  
Deputy Aud. Date

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that AMERICAN BUDGET COMPANY,  
an Ohio corporation, Grantor, for valuable consideration paid, grants, with general warranty  
covenants, to OHIO PREMIER PROPERTIES, LLC, an Ohio limited liability company, Grantee,  
whose tax mailing address is 156 E. Spring Street, St. Marys, OH 45885, the following real property  
(the "Property"):

Situate in the Village of Coldwater, County of Mercer and State of Ohio, and  
bounded and described as follows: Being a part of Lot Number fifty-four, original  
plat of the Village of Coldwater, Ohio, as consecutively numbered by Martin Lutz,  
Civil Engineers, former number being Lot Six (6) in Riggs and Geller Addition to the  
Incorporated Village of Coldwater, Ohio, as shown on the recorded Plat thereof, and  
more specifically described as follows:

LRS  
SK

Being 18 feet and 10 inches in uniform with off of the east side of Lot Number 54, of  
the consecutive numbered lots of the Village of Coldwater, Ohio (old number Lot  
Number 6 of Riggs and Geller's Addition) as shown on the recorded plat thereof, as  
shown in Plat Book 2, Page 34, Mercer County Records Office.

Prior Instrument Reference: Volume 214, Page 573.

Parcel #05-039500.0000

Map #08-28-482-011

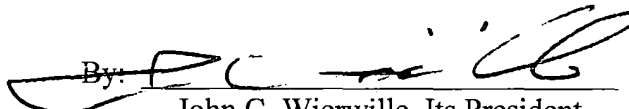
The Property is conveyed subject to, and there are hereby excepted from the general  
warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and  
encumbrances of record;

- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules, and regulations;
- (iv) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

Executed on the 1<sup>st</sup> day of December, 2016.

**AMERICAN BUDGET COMPANY**

By:   
John C. Wierwille, Its President

STATE OF OHIO                    )  
  ) SS  
COUNTY OF SHELBY            )

Before me, a Notary Public in for said county and state, personally appeared, **AMERICAN BUDGET COMPANY**, an Ohio corporation, by John C. Wierwille, its President, who represented that he is duly authorized in the premises, and acknowledges that he did sign the foregoing instrument and that the same is his free act and deed as such officer and is the free act and deed of said corporation.

**IN TESTIMONY WHEREOF**, I hereunto set my hand and official seal at New Bremen, Ohio, this 1<sup>st</sup> day of December, 2016.



ALEXANDER J. MONNIER  
Notary Public, State of Ohio  
My Comm. Expires Nov. 03, 2018

  
Notary Public

*This instrument prepared by: Elsass, Wallace, Evans, Schnelle & Co., L.P.A.,  
Attorneys at Law, Sidney, Ohio 45365.*