

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

DEC 12 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

DEC 12 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 472.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KS 12/12/2016  
Deputy Aud. Date

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS , that **TYLER TEBBE**,  
unmarried, the Grantor, of Mercer County, Ohio for valuable  
consideration paid, grants with general warranty covenants to  
**ERICA R. RANLY**, the Grantee, whose tax mailing address will be  
516 East Elizabeth Street, Coldwater, Ohio 45828, the following  
real property; to-wit,

Situated in the Village of Coldwater, Mercer County, Ohio; to  
wit,  
Lot four hundred fifty-five (455) in the Fairview Addition.

Tax parcel: 05-083500.0000

Map: 08-27-358-015

Prior deeds: 2016 0000 3314  
2007 0000 5009

Premises address: 516 East Elizabeth Street  
Coldwater, Ohio 45828

Subject however, to all legal highways, and subject to, and with the benefit  
of all restrictions, conditions, limitations, reservations, easements, rights  
of way, covenants of record and to zoning restrictions which have been imposed  
thereon, if any.

In witness whereof, **TYLER TEBBE**, the Grantor, has set his  
hand the date and place below stated..

Tyler Tebbe  
**TYLER TEBBE**

STATE OF OHIO  
MERCER COUNTY, SS:

BE IT REMEMBERED that on this 9<sup>th</sup> day of November, 2016, before me, a notary public in and for said county and state, personally came, **TYLER TEBBE**, the Grantor in the foregoing deed and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on the year and day last aforesaid.

Prepared by:

**KENNETH E. HITCHEN**

Attorney at Law  
510 West South St.  
St. Marys Ohio 45885  
Ph 419-394-7431  
Fax: 419-394-7432

Trever Bransteter  
NOTARY PUBLIC



**Trever Bransteter**  
Notary Public • State of Ohio  
My Commission Expires  
April 6<sup>th</sup> 2019  
Recorded in Mercer County