

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 829⁵⁰
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 12-12-16
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Lucas B. Waltz and Kelli L. Waltz, husband and wife, of Miami County, Ohio
for valuable consideration paid, *Grant With General Warranty Covenants To*

Cody J. Homan
his heirs and assigns forever
whose tax mailing address is 3545 Menchhofer Road, Coldwater, Ohio 45828

the following described real estate:

Situated in the County of Mercer, in the State of Ohio, and in the Township of Butler;

Being a tract in the southwest quarter of the southwest quarter of Section 20, Town 6 South, Range 2 East, commencing at P.K. nail at the southwest corner of said Section 20; thence South 89°00'00" East 364.21 feet along the south section line and centerline of Menchhofer Road to a railroad spike without a head, for the true point of beginning; thence North 01°17'10" East 30.00 feet to an iron pin; thence North 23°37'45" West 286.46 feet along the approximate centerline of a sodded waterway to an iron pin; thence South 89°00'00" East 342.11 feet to an iron pin; thence South 01°17'10" West 290.40 feet along the west line of Tract 3 to a railroad spike on the south section line; thence North 89°00'00" West 221.43 feet along the south section line and centerline of Menchhofer Road to the point of beginning.

Containing 1.837 acres of land more or less.

The above tract is shown as Tract 2 on the minor subdivision map recorded at Volume 331, Page 622, Deed Records of Mercer County, Ohio.

This conveyance is subject to the covenants and restrictions available to the Paul F. Tobe and Anna A. Tobe Minor Subdivision as recorded at Miscellaneous Volume 9, Page 459, Miscellaneous Records, Recorder's Office, Mercer County, Ohio.

Deed Reference: Instrument #200600004197, Mercer County Recorder's Office.

Tax ID #03-011100.0400
Tax Map #08-20-300-005

Real estate taxes and assessments will be prorated to date of closing.

And all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Cody J. Homan**, his heirs and assigns forever. And the said Grantors, **Lucas B. Waltz and Kelli L. Waltz**, do hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all

MINOR SUBDIVISION

persons whomsoever.

IN WITNESS WHEREOF, the said **Lucas B. Waltz and Kelli L. Waltz**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 23 day of November, 2016.

Lucas B. Waltz
Lucas B. Waltz
Kelli L. Waltz
Kelli L. Waltz

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 23rd day of November, 2016, before me, the subscriber, a notary public in and for said State, personally **Lucas B. Waltz, husband of Kelli L. Waltz**, 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.

Pamela A. Wellman
Notary Public

PAMELA A. WELLMAN, Notary Public
For the State of Ohio
Recorded in Mercer County
My Commission Expires 04/04/21

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 6th day of December, 2016, before me, the subscriber, a notary public in and for said State, personally **Kelli L. Waltz, wife of Lucas B. Waltz**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her 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.



JOSEPH M. FALLER
Notary Public, State of Ohio
My Comm. Expires June 7, 2017

Shirley M. Faller
Notary Public