

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 21 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 21 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 280⁰⁰
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 12-21-16
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CHRISTOPHER A. SCHOEN and
CHERYL S. SCHOEN, husband and wife, the Grantors, in consideration of One Dollar (\$1.00) and
other good and valuable considerations, to them in hand paid by THEODORE A. HOMAN and
ALISON S. HOMAN, whose tax-mailing address will be 116 South Wayne Street, Fort Recovery,
Ohio 45846, do hereby Grant, Bargain, Sell and Convey to the said THEODORE A. HOMAN and
ALISON S. HOMAN, husband and wife, for their joint lives, remainder to the survivor of them, his
or her heirs and assigns forever, the following described Real Estate:

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

Being Ninety (90) feet of uniform width off the entire east side of Lots Number
Seventeen (17) and Twenty-Four (24) of the Original Plat of the Village of Ft. Recovery,
Ohio, Gibson Township side, as same are set forth on the recorded plat thereof in the
Recorder's Office of Mercer County, Ohio.

Parcel ID Number: 17-015200.0000 (Pt. Lot 17); 17-018000.0000 (Pt. Lot 24)
Map ID Number: 13-09-353-009 (Pt Lot 17); 13-09-353-011 (Pt. Lot 24)
Prior Reference: Mercer County Instrument Number 200600003927

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
Grantees, his or her heirs and assigns forever.

And the said Grantors 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 persons
whomsoever.

The real property described above is conveyed subject to, and there are excepted from the
general warranty covenants, the following:

1. All easements, covenants, conditions and restrictions of record;
2. All legal highways;
3. Zoning, building and other laws, ordinances and regulations;
4. Real estate taxes and assessments not yet due and payable; and

5. Rights of tenants in possession.

Executed on this 16th day of December, 2016, by CHRISTOPHER A. SCHOEN and CHERYL S. SCHOEN, husband and wife.

Christopher A. Schoen
CHRISTOPHER A. SCHOEN

Cheryl S. Schoen
CHERYL S. SCHOEN

STATE OF OHIO)
) SS:
COUNTY OF Darke)

The foregoing instrument was acknowledged before me this 16 day of December, 2016, by CHRISTOPHER A. SCHOEN and CHERYL S. SCHOEN, husband and wife, the Grantors, who acknowledged that they did sign the foregoing instrument and that the same was their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Official Seal on the day and year aforesaid.



TANYA BAKER
Notary Public-State of Ohio
My Comm. Exp. Oct 2, 2017
NOTARY PUBLIC

Tanya Baker