

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 03 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 03 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee **833⁰⁰**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

K.P. 2.3.17
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Kahlig Homestead, LLC, an Ohio Limited Liability Company, of Mercer County, Ohio

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

Lloyd E. Kramer and Sylvia A. Kramer, husband and wife
for their joint lives, remainder to the survivor of them
whose tax mailing address is 410 Flora Lane, Coldwater, Ohio 45828

the following described property:

Situated in the Village of Coldwater, County of Mercer and State of Ohio, to-wit:

Being Unit 410 in Nature's Villa Coldwater Condominium Section Two as same is set forth on the recorded Plat thereof in Plat Cabinet 3, Pages 138-144, inclusive, and subject to the Declaration and Bylaws of Condominium Ownership set forth in Official Record Volume 196, pages 163-219, as amended in Official Record Volume 205, page 2486, in the Recorder's Office of Mercer county, Ohio.

Deed Reference: Instrument #201600002527, Mercer County Recorder's Office.

Tax ID #05-229000.0000

Tax Map #08-34-153-027

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 Grantees, **Lloyd E. Kramer and Sylvia A. Kramer**, their heirs and assigns forever. And the said Grantor, **Kahlig Homestead, LLC**, does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that it will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Kahlig Homestead, LLC, an Ohio Limited Liability Company**, by and through all of its Managing Members, **Patricia C. Schlenker**, and **Nicholas L. Kahlig**, have hereunto set their hands on this 23rd day of January, 2017.

Kahlig Homestead, LLC

Patricia C. Schlenker
By: Patricia C. Schlenker, Managing Member

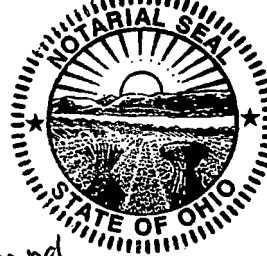
Nicholas L. Kahlig
By: Nicholas L. Kahlig, Managing Member

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 26th day of January, 2017 before me, the subscriber, a notary public in and for said state, personally came **Patricia C. Schlenker, Managing Member of Kahlig Homestead, LLC, an Ohio Limited Liability Company**, 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.

Monica E. Rutschilling
Notary Public



Monica E. Rutschilling
Notary Public - Ohio
County of Mercer
My Commission Expires 09-21-2020

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 23rd day of January, 2017 before me, the subscriber, a notary public in and for said state, personally came **Nicholas L. Kahlig, Managing Member of Kahlig Homestead, LLC, an Ohio Limited Liability Company**, 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

SEAL

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