

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 27 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 27 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 717.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
Deputy Aud. Date 2/27/17

File No.: 343876

GENERAL WARRANTY DEED

Valanda J. Wenning, unmarried, for valuable consideration paid, grants with general warranty covenants to Zachary James Kaup and Brianna Lynn Kaup, husband and wife, for and during their joint lives, remainder in fee simple to the survivor of them, whose tax mailing address is: 902 Mary Charles Lane, Coldwater, OH 45828, the following Real Property:

SEE EXHIBIT "A" ATTACHED HERETO

Property Address: 902 Mary Charles Lane, Coldwater, OH 45828

Parcel Number: 05-163000.0000 MAP# 08-28-306-011

Prior Instrument Reference: Instrument Number 200800004316, of the Mercer County, Ohio Records.

Excepting from said general warranty covenants, all legal highways, restrictions, and easements of record, and taxes and assessments from the date of the closing.

Executed this 20th day of February, 2017.

Valanda J. Wenning by Kevin R. Wenning
her Attorney in Fact
Valanda J. Wenning by Kevin R. Wenning her
Attorney in Fact

#201700000136

State of Ohio, County of Mercer

The foregoing deed was acknowledged before me this 20th day of February, 2017, by Valanda J. Wenning, unmarried, by Kevin R. Wenning, her Attorney in Fact.

Joan Hey
Notary Public
My Commission Expires: 07-01-2017

This instrument was prepared by:
Todd P. Ashby, Esq.
207 Grandview Drive, Ste. 150
Ft. Mitchell, KY 41017



JOAN HEY
Notary Public, State of Ohio
Recorded in Mercer County
My Commission Expires:
July 1, 2017

Return To:
Stewart Title Company
207 Grandview Drive, Suite 150
Ft. Mitchell, KY 41017

File No.: 343876

EXHIBIT A

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

Being Lot Number Twelve Hundred Twenty-Two (1222) in the Oakwood Second Addition to the Village of Coldwater, Mercer County, Ohio, and subject to building set back lines and all restrictive covenants as indicated on the Recorded Plat of Oakwood Second Addition, recorded in Plat Cabinet #1, Page 18, Mercer County Plat Records.

Parcel # 05-163000.0000