

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 13 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAR 13 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 32.30  
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 3/13/2017  
Deputy Aud. Date

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Michael G. Keller and Dawn M. Keller, husband and wife**, for valuable consideration paid, grant, with general warranty covenants, to **Judith M. Wood**, whose tax mailing address is 801 Sweet Breeze Drive, P.O. Box 457, Ft. Recovery, Ohio 45846, the following described real property:

Situated in the Village of Ft. Recovery, County of Mercer and State of Ohio,  
to-wit:

Being In-Lot #20 in Wiggs Addition to the Village of Ft. Recovery, Ohio,  
Gibson Township side, as shown on the recorded plat thereof.

Prior Instrument Reference: Instrument #201500003804

Tax Parcel Number: 17-029400.0000

Tax Map Number: 13-16-135-002

Grantors herein assume and agree to pay real estate taxes due and payable in calendar year 2017, and the Grantee herein agrees to pay all real estate taxes due and payable thereafter.

**Michael G. Keller and Dawn M. Keller, husband and wife**, who relinquish their right and expectancy of dower, have hereunto set their hands on the day and year set forth in the acknowledgment.

Michael G. Keller  
Michael G. Keller

Dawn M. Keller  
Dawn M. Keller

**STATE OF OHIO, COUNTY OF MERCER, ss:**

Before me, a Notary Public in and for said State, personally appeared the above-named **Michael G. Keller and Dawn M. Keller, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal on this 13<sup>th</sup> day of March, 2017.



**LOUIS J. SCHIAVONE, Attorney at Law**  
**NOTARY PUBLIC, STATE OF OHIO**  
My Commission has no expiration  
Section 147.03 ORC

*Louis J. Schiavone*  
\_\_\_\_\_  
Notary Public, State of Ohio

This instrument prepared by:

PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)  
113 East Market Street, P.O. Box 404, Celina, OH 45822