

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 07 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 07 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 976⁵⁰
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 4-7-17
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that PATRICK A MOELLER, JR. and KERRI M MOELLER (fka Kerri M Ranly), husband and wife, Grantors, for valuable consideration paid, grant, with general warranty covenants, to RYAN A KLENKE and DIANE M KLENKE, husband and wife, for their joint lives, with the remainder to the survivor of them, Grantees, whose tax mailing address is 542 Commercial Drive, St. Henry, OH 45883, for the following real property (the "Property"):

TRACT I:

Situated in the Village of St. Henry, Township of Clinton, County of Mercer, State of Ohio, and bounded and described as follows:

Being Lot No. Seventeen (17) in the Northview Estates First Addition to the Village of St. Henry, Ohio as the same is shown on the recorded plat thereof in Plat Cabinet 1, Page 293, Mercer County Plat Records, subject to the covenants and restrictions as recorded in Volume OR 46, Page 883, Mercer County Official Records.

TRACT II:

Being part of Lot Number 25 of Northview Estates Second Addition as recorded in Plat Cabinet 1, Page 304 of the Mercer County Recorder's Office, located in the southeast quarter of Section 16, T-7-S, R-2-E, Village of St. Henry, Granville Township, Mercer County, Ohio and bounded and described as follows:

Beginning at an iron pin marking the northwest corner of Lot Number 25 of Northview Estates Second Addition for the TRUE POINT OF BEGINNING; thence North 81°21'03" East along the north line of said lot a distance of one hundred twenty-six and sixty-six hundredths (126.66') to an iron pin marking the Northeast corner of said lot; thence South 09°51'50" East along the west right-of-way line of Cedar Drive a distance of forty-two and seventy-three hundredths feet (42.73') to an iron pin; thence South 71°30'57" West a distance of one hundred forty-two and ninety-two hundredths feet (142.92') to an iron pin; thence North 02°31'11" East along the west line of said lot a distance of sixty-eight and forty-three hundredths feet (68.43') to THE TRUE POINT OF BEGINNING, containing 0.167 acres of land.

Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey made by Eric C. Thomas, Registered Surveyor No. 7236, on April 16, 2008 and is on file with the Mercer County Tax Map Department.

Tax ID #23-001312.0131.
Map #11-16-478-003.

Prior Instrument Reference: Official Record Volume 150, Page 1038.

The Property is conveyed subject to, and there are hereby excepted from the
general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules, and regulations;
- (iv) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

IN WITNESS WHEREOF, the said **PATRICK A MOELLER, JR. and KERRI M MOELLER, husband and wife**, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 5 day of April, 2017.


PATRICK A MOELLER, JR.


KERRI M MOELLER

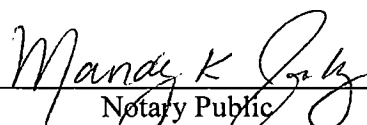
STATE OF OHIO)
)SS:
COUNTY OF Mercer)

Before me, a notary public in and for said County and State, personally appeared the above named PATRICK A MOELLER, JR. and KERRI M MOELLER, husband and wife, Grantors, 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 official seal, at St. Henry, Ohio this 5 day of April, 2017.



MANDY K RANLY
NOTARY PUBLIC, STATE OF OHIO
RECORDED IN MERCER COUNTY
MY COMMISSION EXPIRES MAY 6, 2019


Notary Public

This instrument prepared by:

Kerri M Moeller
542 Commercial Drive
St Henry, OH 45883