

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 26 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 26 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 285.30
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KR 4/26/2017
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Mary H. Westgerdes and Carl H. Westgerdes, Successor Co-Trustees of the Westgerdes Family Trust dated 2-4-2000, of Mercer County, Ohio

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

**Andrew C. Kremer and Theresa M. Kremer, husband and wife
for their joint lives, remainder to the survivor of them
whose tax mailing address is 223 S. Oak Street, Coldwater, Ohio 45828**

the following described real estate:

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

Being Lot Six Hundred Seventy-five (675) in Oppenheim First Addition, as shown on the recorded plat of said Village.

Deed Reference: Volume OR104, Page 97, Mercer County Official Records.

Tax ID #05-106300.0000

Tax Map #08-33-207-018

Real estate taxes and assessments shall be prorated to date of closing.

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, **Andrew C. Kremer and Theresa M. Kremer**, their heirs and assigns forever. And the said Grantors, **Mary H. Westgerdes and Carl H. Westgerdes, Successor Co-Trustees**, 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.

IN WITNESS WHEREOF, the said **Mary H. Westgerdes and Carl H. Westgerdes, Successor Co-Trustees of the Westgerdes Family Trust dated 2-4-2000**, have hereunto set their hands on this 24th day of April, 2017.

Mary H. Westgerdes Successor Co-Trustee
Mary H. Westgerdes, Successor Co-Trustee

Carl H. Westgerdes Successor Co-Trustee
Carl H. Westgerdes, Successor Co-Trustee

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 24th day of April, 2017, before me, the subscriber, a notary public in and for said State, personally came **Mary H. Westgerdes and Carl H. Westgerdes, Successor Co-Trustees of the Westgerdes Family Trust dated 2-4-2000**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their 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.



ABBY KESSLER
Notary Public, State of Ohio
My Comm. Expires Feb. 06, 2018

Abby Kessler Hebert
Notary Public