

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 26 2017


MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

APR 27 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 253.80  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

 4/27/17  
Deputy Aud Date

**WARRANTY DEED  
(JOINT AND SURVIVORSHIP)**

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT ROY L. EMERY**, an unmarried man, GRANTOR, of Mercer County, Ohio, for valuable consideration does hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **HERBERT C. WESTGERDES and KAY M. WESTGERDES**, Grantees, whose tax mailing address is 2420 State Route 119, Ft. Recovery, Ohio, 45846, *for their joint lives, the remainder to the survivor of them*, the following described real estate as follows:

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

In-Lot Number Two (2) in George R. McDaniel's Addition to the Village of Ft. Recovery, Gibson Township side, Mercer County, Ohio.

LAST TRANSFER: Instrument No. 201600002615 of the Mercer County, Ohio Official Records and Instrument No. 201000005109 of the Mercer County, Ohio Official Records.

Tax # 17-049600.0000; Map # 13-16-201-003

Grantees shall pay all real estate taxes and assessments due and payable in July 2017 and thereafter.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantor in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, their heirs, successors, and assigns forever.

And the said **ROY L. EMERY** does hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that he will defend the same against all lawful claims of all persons whomsoever.

Signed and acknowledged by:

  
ROY L. EMERY

**STATE OF OHIO**

**COUNTY OF MERCER SS.**

BE IT REMEMBERED, THAT on the 25th day of April, 2017, before me, the subscriber, a notary public in and for said state, personally came **ROY L. EMERY**, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Henry, Ohio the 25th day of April, 2017.

  
Notary Public



EMILY GAST-SCHLATER  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

Instrument prepared by: Emily Gast-Schlatter, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorney at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: [eschlater@howellcolaw.com](mailto:eschlater@howellcolaw.com), REG. NO 0086784.