

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 03 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAY 03 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 505<sup>86</sup>  
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 5-3-17  
Deputy Aud. Date

## GENERAL WARRANTY DEED

JUSTIN PAUL MUHLENKAMP, MARRIED, WHOSE WIFE IS BETSY ELLEN MUHLENKAMP, for valuable consideration paid, grants with general warranty covenants to ANGELA J. ANTHONY, whose tax-mailing address is: 812 Sunset Drive, Coldwater, OH 45828, the following real property:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as: 812 Sunset Drive, Coldwater, OH 45828  
Parcel Number(s): 08-28-327-017 Parcel # 05-132800.0000  
Previous Instrument: Instrument Number 200700005329, Mercer County, Ohio Records.

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions, restrictions and easements, if any contained in former instruments of record for said premises, subject to all of which this conveyance is made.

Executed this 25<sup>th</sup> day of April, 2017.

Justin Paul Muhlenkamp  
JUSTIN PAUL MUHLENKAMP

Betsy Ellen Muhlenkamp  
BETSY ELLEN MUHLENKAMP

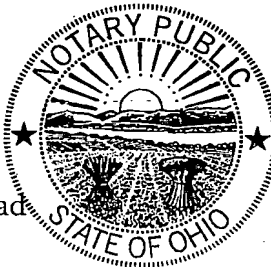
STATE OF Ohio  
COUNTY OF mercer SS:

BE IT REMEMBERED, that on this 25 day of April, 2017, before me, the subscriber, a notary public in and for said state, personally came JUSTIN PAUL MUHLENKAMP AND BETSY ELLEN MUHLENKAMP, 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 notarial seal on the day and year last aforesaid.

Timothy S. Wyatt  
NOTARY PUBLIC

This instrument prepared by:  
Martin D. Rink, Esq.  
Yonas & Rink, LLC  
9656 Cincinnati-Columbus Road  
Cincinnati, Ohio 45241  
(513) 427-6100



TIMOTHY S. WYATT, Notary Public  
In and for the State of Ohio  
My Commission Expires Nov. 30, 2018

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Case Number: **USB-17-00548**

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

Being Lot Number Nine Hundred Forty-Two (942) in Selhorst Ninth Addition, as shown on the recorded Plat of said Addition in Plat Book 9, Page 35, Recorder's Office, Mercer County, Ohio.

**AMERICAN HOMELAND TITLE  
9656 CINCINNATI-COLUMBUS RD.  
CINCINNATI, OH 45241  
513-863-9100**