

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 17 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 17 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 336⁰⁰
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 5-17-17
Deputy Aud. Date

WARRANTY DEED

Know All Persons By These Presents

That, **Talon J. Parker, a married man**, for valuable consideration paid, grants with general warranty covenants, to

Hayden B. Abels

whose tax mailing address is 721 Lilac Drive, Coldwater, Ohio 45828, the following real property:

Situated in the **VILLAGE of COLDWATER, COUNTY of MERCER and STATE of OHIO:**

Being Lot #1195 in Restful Acres, Inc. 10th Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said Addition in Plat Cabinet 1, Pages 9 and 10, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat and also in Miscellaneous Volume 6, Page 639, all in the Recorder's Office, Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein, and subject to zoning restrictions of the Village of Coldwater, Ohio.

Tax Parcel I.D. #05-160300.0000 / Tax Map #08-27-179-002

Grantor and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

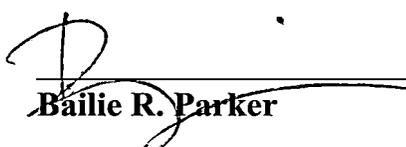
Prior Instrument Reference: Instrument #201400001909, Mercer County Recorder's Records.

And for valuable consideration **Talon J. Parker, a married man, and Bailie R. Parker, his wife**, do hereby remise and release unto the said Grantee, his heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: 5-9-2017



Talon J. Parker



Bailie R. Parker

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Talon J. Parker, a married man, and Bailie R. Parker, his 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 official seal at Celina, Mercer County, Ohio, this 9 day of May, A.D. 2017.



KARRI E. GRAY
Notary Public • State of Ohio
My Commission Expires:
November 13, 2021
Recorded in Mercer County

Karri E. Gray
Notary Public for Ohio
My Commission Expires!