

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 16 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 16 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 479.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 6/16/17
Deputy Aud. Date

Warranty Deed

Joint and Survivorship
Ohio Revised Code §5302.17

KNOW ALL MEN BY THESE PRESENTS THAT David L. Fronk and Julie A. Fronk, Husband and Wife, the Grantors, claiming title by or through instrument recorded in Volume 327, Page 909, Mercer County Recorder's Office, for valuable consideration thereunto given, and for the sum of Ten and 00/100 Dollars (\$10.00) received to their full satisfaction of Angela L. Kaiser and Michael P. Kaiser, the Grantees, whose tax mailing address will be 6588 Brookside Drive, Celina, OH 45822, do:

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantees, for their joint lives, the remainder to the survivor of them, the following described premises, situated in the Township of Franklin, County of Mercer, and State of Ohio:

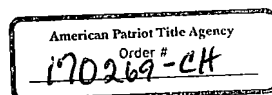
Being Lot Number 40 of Brookside Estates, which subdivision is recorded in Plat Cabinet 1, Pages 173-175, Mercer County Recorder's Records, as shown upon the recorded plat thereof, and subject to all easements, conditions, restrictions and right of ways of record.

Permanent Parcel No(s): 09-119300-4400

Map # 09-29-103 - 007

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantees, and to the survivor of them, his or her separate heirs and assigns forever.

AND THE SAID Grantors, for themselves and their heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantors are the true and lawful owners of said premises, and are well seized of the same in fee simple, and have good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except zoning ordinances, easements, reservations, conditions and restrictions of record, if any, and real estate taxes and assessments, general and special, which are a lien at the time of transfer, but which are not then due and payable, and further, that said Grantors will warrant and defend the same against all claims whatsoever except as provided herein.



IN WITNESS WHEREOF, the Grantors hereunto set their hands the 16th day of June, 2017.

GRANTORS:


David L. Fronk
DAVID L. FRONK

Julie A. Fronk
JULIE A. FRONK

STATE OF OHIO)
) SS:
MERCER COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named Grantors and acknowledged that they did sign this instrument and the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 16th day of June, 2017.

 VALERIE WEBSTER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Lorain County
This instrument prepared by Comm. Exp. 9/20/21
Sam R. Bradley, Atty. Reg. No. 0038738
Attorney at Law
5329 N. Abbe Rd., Ste 4
Sheffield Village, OH 44035
440-934-2011

Valerie Webster
NOTARY PUBLIC