

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 27 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 27 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **236.30**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

48 6/27/2017
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Kahlig Land Development, Inc., an Ohio Corporation, of Mercer County, Ohio

for valuable consideration paid, *Grants with General Warranty Covenants* to

JADS Property MAX, LLC
its successors and assigns

whose tax mailing address is 4831 Burkettsville St. Henry Road, Coldwater, Ohio 45883

the following described real estate:

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

Being Lot Numbered 1741 of Kahlig Subdivision, Section 7, as shown on the recorded plat of said Addition in Instrument #201700001005, Recorder's Office, Mercer County, Ohio, subject to all the provisions, conditions, restrictions, and easements as shown and recited in the "Covenants and Restrictions Applying to the Kahlig Subdivision, Section Seven," Coldwater, Ohio, recorded in Instrument #201700001006, Mercer County Recorder's Office.

Deed Reference: Volume OR107, Page 542, Mercer County Official Records.

Tax ID #05-009750.1741
Tax Map #08-28-352-031

Grantor shall pay the real estate taxes due and payable in July 2017 and February 2018. Grantee shall pay the real estate taxes due and payable in July 2018 and thereafter.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **JADS Property MAX, LLC**, its successors and assigns forever. And the said **Kahlig Land Development, Inc.** does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that it will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Kahlig Land Development, Inc., an Ohio Corporation**, by and through its President, Martha Bruns, and its Secretary, Margaret Kahlig, have hereunto set their hands on this 27th day of June, 2017.

Kahlig Land Development, Inc.

Martha Bruns Pres.
By: Martha Bruns, President

Margaret Kahlig sec
By: Margaret Kahlig, Secretary

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED that on this 15th day of June, 2017, before me, a notary public in and for said County, personally came **Kahlig Land Development, Inc., an Ohio Corporation, by and through its President, Martha Bruns, and its Secretary, Margaret Kahlig**, the Grantor 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.

Monica E. Rutschilling
Notary Public



Monica E. Rutschilling
Notary Public - Ohio
County of Mercer
My Commission Expires 09-21-2020