

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 27 2017

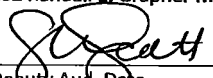
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 27 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee ^{\$430.50}
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

 7/27/17
Deputy Aud. Date

**WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS:**

THAT ERICA M. LANGE, f.k.a ERICA M. SCHLATER, a married woman, GRANTOR, of Mercer County, Ohio, for valuable consideration does hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **TYLER WILDER**, whose tax mailing address is 415 E. Walnut St., Coldwater, OH 45828 and his heirs, successors, and assigns forever, the following described real estate, situated in the County of Mercer, State of Ohio, and in the Village of Coldwater and bounded and described as follows:

Beginning Fifty (50) feet East of the Northwest corner of Lot #275;

Thence South One Hundred Thirty-two (132) feet more or less to an alley;

Thence East along said alley Fifty (50) feet;

Thence North One Hundred Thirty-two (132) feet more or less to Walnut Street;

Thence West along Walnut Street Fifty (50) feet to the place of beginning.

Being part of Lot #275 and part of Out-Lot #55, and being Twenty-six (26) feet of uniform width off of the entire East side of Lot #275 and Twenty-four (24) feet of uniform width off of the West side of Out-Lot #55.

ALSO

Being a part of Out-Lot #55 to the Village of Coldwater, Mercer County, Ohio, being more particularly described as follows:

Commencing at an iron pin found at the Northwest corner of Lot #275 of Fetzers Second Addition to the Village of Coldwater (Plat Book 2, Page 77);

Thence North 89°38'15" East, 100.00 feet along the South right-of way

line of Walnut Street to a point, being the Point of Beginning;

Thence continuing North 89°38'15" East, 3.00 feet along the last described line to an iron pin with cap set;

Thence South 00°27'55" East, 138.13 feet to an iron pin with cap set;

Thence North 89°58'27" West, 3.00 feet along the North right-of-way line of an Alley to a point;

Thence North 00°27'55" West, 138.11 feet to the Point of Beginning, containing 414.34 square feet of land more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh. Registered Surveyor #7421. Dated January 7, 2014, on file in the County Tax Map Office.

Tax ID No.: 05-065200.0000

Map No.: 08-34-113-004

LAST TRANSFER: Instrument #201400000334 and Instrument #201400000333, Official Records of the Mercer County Deed Records.

Real estate taxes shall be prorated to the date of closing.

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 Grantee, his heirs, successors, and assigns forever.

And the said **ERICA M. LANGE**, f.k.a **ERICA M. SCHLATER** does hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that she will defend the same against all lawful claims of all persons whomssoever.

IN WITNESS WHEREOF, The said **ERICA M. LANGE**, f.k.a **ERICA M. SCHLATER**, and **DYLAN D. LANGE**, her husband, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 19th day of July, 2017.

Signed and acknowledged by:

Erica M. Lange, f.k.a. Erica M. Schlater
**ERICA M. LANGE, f.k.a ERICA M.
SCHLATER**
Dylan D. Lange
DYLAN D. LANGE

STATE OF OHIO

COUNTY OF MERCER SS.

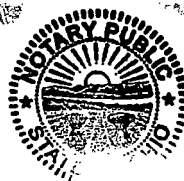
BE IT REMEMBERED, THAT on the 19th day of July, 2017, before me, the subscriber, a notary public in and for said state, personally came **ERICA M. LANGE, f.k.a ERICA M. SCHLATER**, the Grantor in the foregoing Deed, and **DYLAN D. LANGE**, her husband, acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Mercer County, Ohio the 19th day of July, 2017.



BRAD BROOKHART
Notary Public, State of Ohio
My Commission Expires Sept. 29, 2018

Brad Brookhart
Notary Public



BRAD BROOKHART
Notary Public, State of Ohio
My Commission Expires Sept. 29, 2018

Instrument prepared by: Emily Gast-Schlater HOWELL, GAST-SCHLATER & CO., L.P.A., Attorneys 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, REG. NO 0086784.