

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 01 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

AUG 01 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 332.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
RS 8/1/2017  
Deputy Aud. Date

Ohio Warranty Deed

## KNOW ALL MEN BY THESE PRESENTS

*THAT CHELSEA R. METZGER (formerly known as CHELSEA R. KLENKE) AND TOBY J. METZGER, her Husband, the GRANTORS, in consideration of One and No/100 (\$1.00) Dollar and Other Valuable Considerations to them paid by DAVID R. GARMAN AND DOROTHY A. GARMAN, Husband and Wife, for their joint lives, the remainder to the survivor of them, the GRANTEES, whose address is 206 W. Caldwell Street, Ft. Recovery, Ohio 45846, the receipt whereof is hereby acknowledged, does hereby **Grant, Bargain, Sell and Convey** to the said DAVID R. GARMAN AND DOROTHY A. GARMAN, Husband and Wife, for their joint lives, the remainder to the survivor of them, the GRANTEES, the following described Real Estate situate in the Village of Ft. Recovery, County of Mercer, and State of Ohio, to-wit:*

*Being a part of Lot Number Three (3) in G. W. Krenning Addition to the Village of Ft. Recovery, Gibson Township side, and more particularly described as follows:  
Beginning at the Southwest corner of Lot Number Three (3); thence North One Hundred Twenty-nine (129) feet; thence East Sixty (60) feet; thence South One Hundred Twenty-nine (129) feet; thence West Sixty (60) feet to the place of beginning.*

Parcel No.: 17-040900.0000

Map No.: 13-09-352--009

Prior Instrument Reference: Instrument # 201400001943 of the Mercer County

Recorder's Office.

*and all the Estate, Title and Interest of said GRANTORS in and to the said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said GRANTEES, forever.*

*And the said GRANTORS do hereby **Covenant** and Warrant that the title so*

conveyed is **Clear, Free and Unincumbered; and Further**, that they will **Defend** the same against all lawful claims of all persons whomsoever. All taxes and assessments shall be prorated to the date of closing.

**IN WITNESS WHEREOF**, the said **CHELSEA R. METZGER** (formerly known as **CHELSEA R. KLENKE**) AND **TOBY J. METZGER**, her Husband, the GRANTORS, who hereby release all their right and expectancy of **Dower** in the said premises, have hereunto set their hands this 31<sup>st</sup> day of July, in the year of our Lord two thousand and seventeen.

  
\_\_\_\_\_  
**CHELSEA R. METZGER**, formerly known as  
**Chelsea R. Klenke**

  
\_\_\_\_\_  
**TOBY J. METZGER**


**STATE OF OHIO, COUNTY OF MERCER, ss:**

**Be it Remembered**, That on this 31<sup>st</sup> day of July, in the year of our Lord two thousand and seventeen, before me, a subscriber, a Notary Public in and for said county, personally came **CHELSEA R. METZGER** (formerly known as **CHELSEA R. KLENKE**) AND **TOBY J. METZGER**, her Husband, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed my Official Seal on the day and year last aforesaid.



**ELIJAH ZAMUDIO**  
Notary Public, State of Ohio  
My Commission Expires  
October 1, 2019

  
\_\_\_\_\_  
Notary Public

No examination of the records pertaining to the title to this Real Estate was done, for none was requested by either Grantors or Grantees.

*This Instrument Prepared By:* **Shaun A. Putman, Attorney at Law**  
**PUTMAN LAW OFFICES, LLC**  
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Telephone: 419-238-2200