

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 21 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

AUG 21 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 402<sup>50</sup>  
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 8.21.17  
Deputy Aud. Date

# Know All Men by These Presents:

(General Warranty Deed)

THAT Darlene S. Gruss, unmarried, of Mercer County, Ohio

for valuable consideration paid, *Grants With General Warranty Covenants To*

**Hemmelgarn and Sons, Inc.,**  
its successors and assigns,

whose tax mailing address is 3763 Philothea Road, P.O. Box 169, Coldwater, Ohio 45828

the following described real estate:

Situated in the Village of Philothea, County of Mercer and State of Ohio, to-wit:

Being Lot Number Nineteen (19) in the Village of Philothea, Township of Butler,  
Mercer County, Ohio.

Deed Reference: Volume 293, Page 443 and Volume 324, Page 607, Mercer County  
Deed Records.

Tax ID #03-056300.0000  
Tax Map #11-05-454-011

The real estate taxes and assessments shall be prorated to date of closing.

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, **Hemmelgarn and Sons, Inc.**, its successors and assigns forever. And the said  
Grantor, **Darlene S. Gruss**, 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 whomsoever.

IN WITNESS WHEREOF, the said **Darlene S. Gruss, unmarried**, who hereby releases  
all her right and expectancy of dower in the premises, has hereunto set her hand on this 18th day  
of August, 2017.

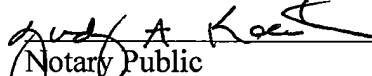
Darlene S. Gruss  
Darlene S. Gruss

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 18th day of August, 2017, before me, the subscriber, a notary public in and for said state, personally came **Darlene S. Gruss, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her 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.



  
Notary Public

JUDY A. KOESTERS, Atty. At Law  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Has No Expiration Date  
Section 147.03 O.R.C.