

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

SEP 27 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

SEP 27 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 409<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 9.27.17  
Deputy Aud. Date

## WARRANTY DEED

### Know All Persons By These Presents

That, **Tyler J. Drees, a married man**, for valuable consideration paid, grants with  
general warranty covenants, to

**Jake J. Sutter**

whose tax mailing address is 5297 Windward Lane, Celina, Ohio 45822, the following  
real property:

Situated in the **TOWNSHIP** of **FRANKLIN**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being Lot Numbered 51 of South Pointe Subdivision Third Addition, a Planned Unit  
Development, as shown on the recorded plat thereof as recorded in Re-Plat Cabinet 3, Page 97,  
subject to all easements, conditions and restrictions of record, and also subject to the Declaration  
of Covenants, Conditions and Restrictions and Reservations of Easements as recorded in  
Official Records Volume 190, Page 1026, Mercer County Recorder's Official Records.

Tax Parcel I.D. #09-033000.5100 / Tax Map #09-20-282-045

Grantor and Grantee hereby acknowledge and agree that all real estate taxes and special  
assessments shall be prorated to the date of closing.

Prior Instrument Reference: Instrument #201500002099, Mercer County Recorder's Records.

And for valuable consideration **Tyler J. Drees, a married man, and Jenna Drees,**  
**his wife**, do hereby remise and release unto the said Grantee, his heirs and assigns, all  
their right and expectancy of DOWER in the above described premises.

Dated: 9-17-17

Tyler J. Drees

Tyler J. Drees

Jenna Drees

Jenna Drees

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

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Tyler J. Drees, a married man, and Jenna Drees, his wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal  
Celina, Mercer County, Ohio, this 17<sup>th</sup> day of September, A.D. 2017.

Alice A. Ahrens

Notary Public for Ohio

My Commission:



**Alice A. Ahrens**  
Notary Public • State of Ohio  
My Comm. Expires: May 31, 2020  
Recorded in Mercer County

This instrument prepared by: Knapke Law Office, LLC, 115 N. Walnut St., Celina, OH 45822  
At Request of Bruns Realty Group, 127 W. Sycamore St., Suite 5, Coldwater, OH 45828