

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

SEP 29 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

SEP 29 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 699.70  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

[Signature] 9/29/17  
Deputy Aud. Date

## OHIO WARRANTY DEED

### KNOW ALL PERSONS BY THESE PRESENTS

That, **K2K, LLC, an Ohio Limited Liability Company**, for valuable consideration, paid, grants, with general warranty covenants, to

**Walter P. Steinbrunner and Janet M. Steinbrunner**

whose **TAX MAILING ADDRESS** is 421 Flora Lane, Coldwater, Ohio 45828, the following real property:

Situated in the **VILLAGE** of **COLDWATER**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being Unit 421 in Nature's Villa Condominium Section 11, as same is set forth on the recorded plat thereof as Instrument Number 201700002130, and subject to The Declaration and Bylaws of Condominium Ownership set forth in Official Records Volume 196, Pages 163-219, in the Recorder's Office of Mercer County, as amended, including the Amendment recorded as Instrument No. 201700002436.

Tax Parcel I.D. #05-022500.0108 / Tax Map #08-34-153-037

Prior Instrument Reference: Instrument #201700003905, Mercer County Recorder's Records.

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

Said company sets its hand by **Kenneth L. Platfoot and Kevin P. Leugers, Members of K2K, LLC, an Ohio limited liability company**, this 29<sup>th</sup> day of September, A.D. 2017.

**K2K, LLC**  
**an Ohio Limited Liability Company**

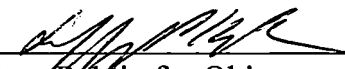
By:   
**Kenneth L. Platfoot - Member**

By:   
**Kevin P. Leugers - Member**

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

Before me, a notary public in and for said County and State, personally appeared the above named **Kenneth L. Platfoot and Kevin P. Leugers, Members of K2K, LLC, an Ohio limited liability company**, who acknowledged that they did sign the foregoing instrument, and that the same is the free act and deed of said Company, and the free act and deed of them personally and as such member.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 29<sup>th</sup> day of September, A.D. 2017.

  
Notary Public for Ohio  
My Commission:

**Jeffrey P. Knapke-Attorney at Law**  
**Notary Public-State of Ohio**  
**My Commission has no expiration date**  
**Section 147.03 R.C.**

**SEAL**

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