

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

OCT 02 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

OCT 02 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 537.30  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

458 10/2/2017  
Deputy Aud. Date

# Know All Men by These Presents:

(General Warranty Deed)

**THAT Charles M. Heitkamp married**, of Mercer County, Ohio

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

**Krystal Rammel**  
**her heirs and assigns forever,**  
**whose tax mailing address is 305 George Street, Ft. Recovery, Ohio 45846**

the following described real estate:

Situated in the Village of Fort Recovery, Township of Gibson, County of Mercer, and State of Ohio, and bounded and described as follows:

Being Lot Number Twenty (20) in the Hickory Circle Subdivision to the Village of Ft. Recovery, as shown on the recorded plat thereof in Plat Book 9, Page 20, and subject to the restrictions recorded in Miscellaneous Volume 4, Page 181, of the Mercer County Records, and subject to all easements, conditions and right of ways of record.

ALSO Being part of the Krennings Addition to the Village of Fort Recovery as recorded in Plat Book 1, Page 14, in the Northwest Quarter of Section 16, Town 15 North, Range 1 East, Gibson Township, Mercer County, Village of Fort Recovery, Ohio, and described as follows:

Commencing at a Concrete Monument found, 3.52' West of the Northeast corner of Lot #20 of the Hickory Circle Sub-Division as recorded in Plat Book 9, Page 20; thence North 85°21'58" West along the north line of said Lot #20, a distance of thirty-three and fifty-four hundredths feet (33.54') to an Iron Pin Set, marking the True Point of Beginning; thence continuing North 85°21'58" West along the north line of said Lot #20, a distance of one hundred twenty-two and seventy-six hundredths feet (122.76') to an Iron Pin Set; thence North 23°30'18" West a distance of eight and sixty-five hundredths feet (8.65') to an Iron Pin Set; thence South 85°38'11" East a distance of one hundred twenty-six and eighty-six hundredths feet (126.86') to an Iron Pin Set, passing an Iron Pin Set at 60.89'; thence South 04°44'20" West a distance of eight and twenty-two hundredths feet (8.22') to the True Point of Beginning.

**Containing 990 square feet of land more or less.**

Said tract to be subject to all highways and any other easements or restrictions of record.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in October of 2015 and is on file with the Mercer County Engineer's Office.

Deed Reference: Instrument #201100003129 and #201500005964, Pages 5 of 6,  
Ordinance, Mercer County Recorder's Office.

Tax ID #17-054100.0000  
Tax Map #13-16-103-001

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, **Krystal Rammel**, her heirs and assigns forever. And the said Grantor, **Charles M.  
Heitkamp**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and  
Unencumbered*, and that he will *Defend* the same against all lawful claims of all persons  
whomsoever.

IN WITNESS WHEREOF, the said **Charles M. Heitkamp and Kayln N. Heitkamp,**  
**his wife**, who hereby release all their right and expectancy of dower in said premises, have  
hereunto set her hand on this 30th day of September, 2017.

Charles M. Heitkamp  
Charles M. Heitkamp

Kayln N. Heitkamp  
Kayln N. Heitkamp

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 30th day of September, 2017, before me, the  
subscriber, a notary public in and for said State, personally came **Charles M. Heitkamp and  
Kayln N. Heitkamp, his wife**, the Grantors in the foregoing deed, and acknowledged the signing  
thereof to be their 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.

Joseph M. Faller  
Notary Public



**Joseph M. Faller**  
Notary Public • State of Ohio  
My Commission Expires:  
June 7, 2022  
Recorded in Mercer County