

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 14 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

NOV 14 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 630.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

*JS* 11/14/2017  
Deputy Aud. Clerk

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Mary C. Sowar, unmarried ("Grantor"), for valuable consideration paid, grant, with general warranty covenants, to Ryan William Geier, unmarried ("Grantee"), whose tax-mailing address is 806 North Parkview Drive, Coldwater, Ohio 45828, certain real property located in the Village of Coldwater, County of Mercer and State of Ohio, being more particularly described on Exhibit A attached here to and made a part hereof (the "Property").

The Property is conveyed subject to, and there are hereby excepted from the general warranty covenants of Grantor, the following:

- (i) All legal highways;
- (ii) All easements, rights-of-way, covenants, restrictions, reservations and conditions of record;
- (iii) All zoning and building laws, ordinances, resolutions and regulations; and
- (iv) All real estate taxes and assessments not yet due and payable.

Prior Instrument Reference: Instrument #201600005479 and  
Official Record Volume 138, Page 1972  
Mercer County, Ohio Deed Records.

**Exhibit A**  
**Legal Description**

**Tract I**

Situated in the Village of Coldwater, County of Mercer, and State of Ohio and Being Lot Number Nine Hundred One (901) and 15 feet of uniform width off of the west side of Lot Number Nine Hundred Two (902) in Selhorst Eighth Addition to the Incorporated Village of Coldwater, Ohio as shown on the recorded plat of said village.

**Tract II**

Situated in the Village of Coldwater, County of Mercer, and State of Ohio, and being a part of Lot #902 Selhorst Eighth Addition, and more particularly described as follows:

Commencing at the southeast corner of Lot #902 in the Selhorst Eighth Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded plat of said Village; thence west along the south line of said Lot #902 a distance of sixty (60) feet to the place of beginning for the tract to be conveyed by this instrument; thence north parallel with the east line of Lot #902 a distance of one hundred and seventeen (117) feet to a point on the north line of said Lot #902; thence west on and along the north line of Lot #902 a distance of ten (10) feet to a point; thence south parallel to the west boundary line of said Lot #902 a distance of one hundred and seventeen (117) feet to a point on the south boundary line of Lot #902; thence east on and along the south boundary line of Lot #902 a distance of ten (10) feet to the place of beginning.

Parcel No. 05-129600.0000

Tax Map 8-28-329.020

Property Address: 806 North Parkview Drive, Coldwater, Ohio 45828

