

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 20 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 20 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 462⁵⁰
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 11-20-17
Deputy Acad. Date

KNOW ALL MEN BY THESE PRESENTS

(General Warranty Deed)

That **MVG Investments, LLC** of Mercer County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to **Frank W. Thien**, an unmarried man, his successors and assigns forever, whose tax mailing address is 206 East Wiggs Street, Fort Recovery, Ohio 45846, the following described real estate:

Situated in the County of Mercer in the State of Ohio and in the Village of Fort Recovery:

Being a part of Out Lot Number Three (3) of the Wiggs Addition to the Village of Ft. Recovery, Gibson Township, Mercer County, Ohio, commencing ten (10) feet west of the Northeast corner of Out-Lot Number Three (3) of said Wiggs Addition; thence running west sixty (60) feet on and along the South side of Wiggs Street; thence South Four Hundred Fourteen (414) feet to the South line of said Out-Lot; thence East sixty (60) feet; thence north Four Hundred Fourteen (414) feet to the place of beginning.

Tax ID: #17-032000.0000

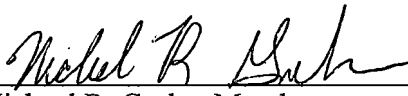
Tax Map: #13-16-139-015

Last Transfer: Instrument #201300004972, Recorder's Office of Mercer County, Ohio

Grantor shall pay the real estate taxes and assessments that become due and payable in February 2018. Grantee shall pay the real estate taxes and assessments that become due and payable thereafter.

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, his successors and assigns forever. And the said Grantor hereby covenants and warrants that the title so conveyed is clear, free, and unencumbered, and that it will defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Michael R. Grube, on behalf of **MVG Investments, LLC**, the Grantor in the foregoing deed, who hereby releases all the rights of **MVG Investments, LLC** in said premises, has hereunto set his hand this 7th day of Nov, 2017.



Michael R. Grube, Member

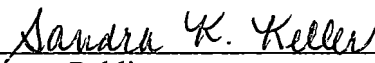
STATE OF OHIO, COUNTY OF MERCER, SS:

On this 7th day of November, 2017, before me, a Notary Public, personally came Michael R. Grube on behalf of **MVG Investments, LLC**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.



Sandra K. Keller
Notary Public-State of Ohio
My Comm. Exp. Nov. 3, 2018



Notary Public

This document prepared by Erin M. Minor, Attorney at Law, P.O. Box 315, Fort Recovery, Ohio 45846.