

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 563⁵⁶
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 Aud. Date

**WARRANTY DEED
(JOINT AND SURVIVORSHIP)**

KNOW ALL MEN BY THESE PRESENTS:

THAT KURT R. GRIESHOP and WENDY J. GRIESHOP, husband and wife, GRANTORS, of Mercer County, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **ARON R. OSBORNE and KRISTEN N. OSBORNE**, Grantees, whose tax mailing address is 624 Plum Drive, Coldwater, Ohio 45828, *for their joint lives, the remainder to the survivor of them*, the following described real estate, situated in the Village of Coldwater, County of Mercer, and State of Ohio, and bounded and described as follows:

Being Lot Number Seven Hundred Twenty-Six (726) in the Selhorst Fourth Addition to the Incorporated Village of Coldwater, Ohio, as shown on the Recorded Plat, subject to the provisions, conditions, restrictions, and easements as shown on the plat of said Selhorst Fourth Addition, recorded in Plat Book 6, Page 18 and the covenants and restrictions recorded in Volume 2, Page 339 of the Miscellaneous Record in the Office of the Mercer County Recorder.

LAST TRANSFER: Volume 321, Page 359 of the Mercer County Official Deed Records.

Tax # 05-111400.0000

Map # 08-28-451-017

Grantors shall pay all real estate taxes and assessments due and payable in January, 2018. Grantees shall pay all real estate taxes and assessments due and payable thereafter.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantors in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, their heirs, successors, and assigns forever.

And the said **KURT R. GRIESHOP and WENDY J. GRIESHOP** do hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that they will defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said **KURT R. GRIESHOP and WENDY J. GRIESHOP**, husband and wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 13th day of October, 2017.

Signed and acknowledged by:

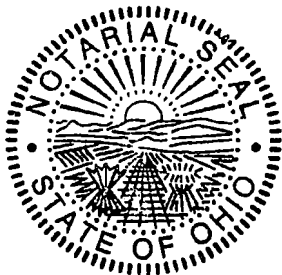
Kurt R. Grieshop
KURT R. GRIESHOP
Wendy J. Grieshop
WENDY J. GRIESHOP

STATE OF OHIO
COUNTY OF MERCER SS.

BE IT REMEMBERED, THAT on the 13th day of October, 2017, before me, the subscriber, a notary public in and for said state, personally came **KURT R. GRIESHOP and WENDY J. GRIESHOP** the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Henry, Ohio the 13th day of October, 2017.

Paul E. Howell
Notary Public



PAUL E. HOWELL
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

Instrument prepared by: Paul E. Howell, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorney at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: phowell@howellcolaw.com, REG. NO 0029631.