

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 02 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

MAR 02 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 525.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 519,  
202 Randall E. Grapner Mercer County Auditor.

KS 3/02/2018  
Deputy Aud. Date

## WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS:

That **Brian W. Bruggeman and Amy Bruggeman**, husband and wife, the grantors, in consideration of one dollar and other good and valuable consideration, to them in hand paid by **Alex J. Klosterman**, whose tax-mailing address is 702 Lilac Drive, Coldwater, OH 45828, do hereby grant, bargain, sell, and convey, with general warranty covenants, to the said **Alex J. Klosterman**, his heirs and assigns forever, the following described real estate:

DWB  
Situating in the Village of Coldwater, County of Mercer, and State of Ohio, bounded and described as follows:

Parcel 1: Being Lot Number 868 in the South Cedar Street Addition, as shown on the recorded plat of said Village of Coldwater, County of Mercer, and State of Ohio.

Parcel 2: Situated in the Township of Butler, Village of Coldwater, County of Mercer, and State of Ohio, and being a tract of land located in the Northeast Quarter of the Northwest Quarter of Section 33, Town 6 South, Range 2 East, Butler Township, Mercer County, Ohio, and more particularly described as follows:

Beginning for the same at the southwest corner of Lot No. 868 in the South Cedar Street Addition to the Village of Coldwater; thence north following the west line of Lot Number 868 a distance of 83 feet to the northwest corner of Lot Number 868; thence west 10 feet; thence south parallel with the west line of Lot Number 868 a distance of 83 feet to a point; thence east 10 feet to the place of beginning.

Deed – Page 2  
Bruggeman to Klosterman

Last Transfer: Official Record Volume 200, Page 2601, Mercer County Recorder's Office.

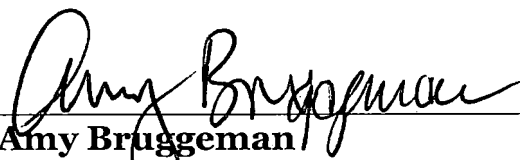
Permanent Parcel No. 05-126000.0000; Tax Map No. 08-33-126-011

Grantors agree to pay and be responsible for the installment of real estate taxes and assessments due and payable in February of 2018; Grantee agrees to 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 said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to the said grantee, his successors and assigns forever.

In Witness Whereof, the said grantors have hereunto set their hands this 8<sup>th</sup> day of February, 2018.

  
\_\_\_\_\_  
Brian W. Bruggeman

  
\_\_\_\_\_  
Amy Bruggeman

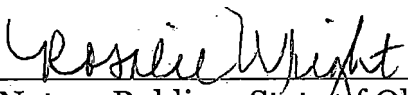
State of Ohio, County of Mercer, SS:

On this 8<sup>th</sup> day of February, 2018, before me, a notary public in and for said county, personally came Brian W. Bruggeman and Amy Bruggeman, husband and wife, the grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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

SEAL

ROSALIE WRIGHT, Notary Public  
In and for the State of Ohio  
My Commission Expires January 10, 2021

  
\_\_\_\_\_  
Notary Public – State of Ohio

Instrument prepared by: David Wm. Bruns, Attorney Reg. #0002539, 123 West Main Street, Box 71, Coldwater, OH 45828; Phone: 419-678-4317