

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 26 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 26 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 315.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
KS 3/26/2018
Deputy Aud. Date

OHIO WARRANTY DEED

Know All Persons By These Presents

That, Trista L. Warren, an unmarried woman, for valuable consideration paid,
grants with general warranty covenants, to

Timothy J. Thitoff

whose tax mailing address is 6688 State Route 219, Celina, Ohio 45822, the following real
property:

Situated in the **VILLAGE** of **MONTEZUMA**, **COUNTY** of **MERCER** and **STATE** of **OHIO**:

Being Lot Number Ninety-nine (99) in Preston Subdivision as the same is shown on the recorded
plat thereof, subject to all easements, conditions, restrictions and rights of way of record.

Tax Parcel I.D. #14-014200.0000 / Tax Map #09-30-279-003

Prior Instrument Reference: Instrument #201300000793 and Instrument #201500001423, Mercer
County Recorder's Records.

ALSO:

Situated in the **TOWNSHIP** of **FRANKLIN**, **COUNTY** of **MERCER** and **STATE** of **OHIO**:

Being Lot Number One Hundred (100) in Preston's Subdivision in Out Lot Number Seventeen
(17) of Montezuma, Ohio, in the Southeast corner of the Northeast quarter of Section 30, Town
Six (6) South, Range Two (2) East, according to plat recorded in 1942, Recorder's Office, Mercer
County, Ohio, and subject to all easements, conditions, restrictions and rights of way of record.

Tax Parcel I.D. #14-014300.0000 / Tax Map #09-30-279-002

Prior Instrument Reference: Instrument #201300000793 and Instrument #201500001423, Mercer County Recorder's Records.

ALSO:

Situated in the **TOWNSHIP** of **FRANKLIN**, **COUNTY** of **MERCER** and **STATE** of **OHIO**:

Being Lot Number 101, Preston's Subdivision in Out-Lot 17, Mercer County, Ohio, in the Southeast corner of the Northeast quarter of Section 30, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio. According to plat filed in Recorder's Office in Courthouse in Celina, Ohio, in the year 1942, at Book 115, Page 249.

Tax Parcel I.D. #14-014400.0000 / Tax Map #09-30-279-001

Prior Instrument Reference: Instrument #201500001422, Mercer County Recorder's Records.

Grantor and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

Dated: 3-19-18

Trista L. Warren
Trista L. Warren

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Trista L. Warren, an unmarried woman**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 19th day of March, A.D. 2018.



RACHEL KOESTERS
Notary Public • State of Ohio
My Commission Expires:
September 2, 2019

Rachel Koesters
Notary Public for Ohio
My Commission:

This instrument prepared by: Knapke Law Office, LLC, 115 N. Walnut St., Celina, OH 45822