

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 06 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 06 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 980.40
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 4/6/2018
Deputy Aud. Date

**WARRANTY DEED
(JOINT AND SURVIVORSHIP)**

KNOW ALL MEN BY THESE PRESENTS:

THAT VELMA J. HARTKE, an unmarried woman, GRANTOR, of Mercer County, Ohio, for valuable consideration does hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **STEVEN J. MUHLENKAMP and MARIA C. MUHLENKAMP**, Grantees, whose tax mailing address is 842 Pauline 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#1434 In Northfield Estates First Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said addition in Plat Cabinet 1, Pages 227 and 228, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all restrictions, conditions, and provisions shown on said plat, and also in Miscellaneous Volume 9, Page 540, all in the Recorder's Office, Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein, and subject to the zoning restrictions of the Village of Coldwater, Ohio.

Last Transfer: Instrument # 200500000880, OR Volume 195, Page 1948 of the Mercer County Official Records.

Tax ID: 05-184200.0000

Map #: 08-28-177-011

All real estate taxes and assessments shall be prorated to the date of closing.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantor 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 **VELMA J. HARTKE** does hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that she will defend the same against all lawful claims of all persons whomsoever.

Signed and acknowledged by:

Velma J. Hartke
VELMA J. HARTKE

STATE OF OHIO
COUNTY OF MERCER SS.

BE IT REMEMBERED, THAT on the 6th day of April, 2018, before me, the subscriber, a notary public in and for said state, personally came **VELMA J. HARTKE** the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Coldwater, Ohio the 6th day of April, 2018.

Paula J. Barhorst
Notary Public



PAULA J. BARHORST
Notary Public, State of Ohio
My Comm. Expires, Mar. 9, 2019

Instrument prepared by: Emily Gast-Schlater, 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: eschlater@howellcolaw.com, REG. NO 0086784.