

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 27 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 27 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 437.50
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 4/27/2018
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Patricia L. McCowan, unmarried, by and through her attorney-in-fact, Jackie L. Sheridan, pursuant to Financial Power of Attorney recorded in Instrument #20180000 1930, in the Mercer County Recorder's Office

for valuable consideration paid, *Grants With General Warranty Covenants To*

Gabriel L. Wenning
his heirs and assigns forever
whose tax mailing address is 624 W. Walnut Street, Coldwater, Ohio 45828

the following described real estate:

Situated in the Village of Coldwater, County of Mercer and State of Ohio:

Being Lot Number Three Hundred Ninety-five (395) in Birkmeyer Heights Addition to the Incorporated Village of Coldwater, Ohio, as the same is numbered and delineated upon the recorded plat of said addition on record in the County Recorder's Office of Mercer County, State of Ohio.

Deed Reference: Instrument #201400003113, Mercer County Recorder's Office.

Tax ID #05-077500.0000

Tax Map #08-33-205-011

Grantor shall pay the real estate taxes and assessments due and payable in July 2018.
Grantee shall pay the real estate taxes and assessments due 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, **Gabriel L. Wenning**, his heirs and assigns forever. And the said Grantor, **Patricia L. McCowan**, 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.

IN WITNESS WHEREOF, the said **Patricia L. McCowan**, unmarried, by and through her attorney-in-fact, **Jackie L. Sheridan**, who hereby releases all her right and expectancy of dower in the premises, has hereunto set her hand on this 20th day of April, 2018.

Patricia L. McCowan by
Patricia L. McCowan, by and through
her attorney-in-fact, Jackie L. Sheridan
Jackie L. Sheridan, her
attorney in fact

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 28th day of April, 2018, before me, the subscriber, a notary public in and for said State, personally came **Patricia L. McCowan, unmarried, by and through her attorney-in-fact, Jackie L. Sheridan**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Notary Public



RANDALL BRUNS
NOTARY PUBLIC • STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 1, 2021