

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 03 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 03 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee ^{\$}257.30
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

SARAH 5/3/18
Deputy Aud. Date

Ohio Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

*THAT MATTHEW LOUGHRIDGE AND WENDY LOUGHRIDGE, Husband and Wife, the GRANTORS, in consideration of One and No/100 (\$1.00) Dollar and Other Valuable Considerations to them paid by ROBERT RUTSCHILLING, an Unmarried Adult, the GRANTEE, whose address is 290 E. Sycamore St., Coldwater, OH 45828, the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell and Convey** to the said ROBERT RUTSCHILLING, an Unmarried Adult, the GRANTEE, the following described Real Estate situate in the Village of Coldwater, County of Mercer, and State of Ohio, to-wit:*

Commencing for the same Fifty-three (53) feet and Three (3) inches East of the Southwest corner of Out Lot No. Forty-five (45); thence East Seventy-three (73) feet and Three (3) inches; thence North One Hundred Seventy Three (173) feet; thence West Seventy-three (73) feet and Three (3) inches; thence South One Hundred Seventy-three (173) feet to the place of beginning, less and except there from a strip off of the South side in uniform width to conform with the width of Sycamore Street, to be used for street purposes.

The above property is part of Out Lot No. Forty-five (45) in the Village of Coldwater, Ohio.

Subject to easements, rights of way, restrictions, and conditions of record.

*Parcel No.: 05-028900.0000
Tap Map No.: 08-34-104-007*



Last Transfer: Instrument Number 201000007176 of Mercer County, Ohio

*and all the **Estate, Title and Interest** of 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 GRANTEE, forever.*

And the said GRANTORS do hereby Covenant and Warrant that the title so

conveyed is **Clear, Free and Unincumbered; and Further**, that they **will Defend** the same against all lawful claims of all persons whomsoever. Taxes and assessments shall be prorated to the date of closing.

IN WITNESS WHEREOF, the said MATTHEW LOUGHRIDGE AND WENDY LOUGHRIDGE, Husband and Wife, the GRANTORS, who hereby release all their right and expectancy of **Dower** in the said premises, have hereunto set their hands this 3rd day of May, in the year of our Lord two thousand and eighteen.


MATTHEW LOUGHRIDGE

WENDY LOUGHRIDGE

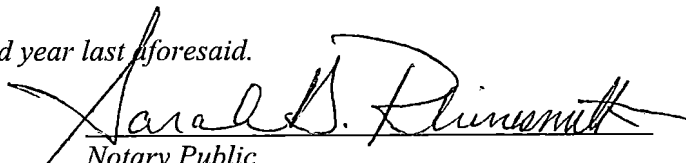
STATE OF OHIO, COUNTY OF Mercer, ss:

Be it Remembered, That on this 3rd day of May, in the year of our Lord two thousand and eighteen, before me, a subscriber, a Notary Public in and for said county, personally came MATTHEW LOUGHRIDGE AND WENDY LOUGHRIDGE, Husband and Wife, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Official Seal on the day and year last aforesaid.



SARAH D RHINESMITH
Notary Public, State of Ohio
My Commission Expires May 23, 2022


Notary Public

No examination of the records pertaining to the title to this Real Estate was done, for none was requested by either Grantors or Grantees.

This Instrument Prepared By: Shaun A. Putman, Attorney at Law
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Van Wert, Ohio 45891
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