

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 05 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 05 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 595⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
Kp 6-5-18
Deputy Aud. Deed

WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS:

THAT LAWRENCE B. OBRINGER AND DIANA M. OBRINGER, husband and wife, GRANTORS, of Mercer County, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **KYLE P. FREDERICKS**, whose tax mailing address is 405 S. First Street, Coldwater, Ohio 45828 and his heirs, successors, and assigns forever, 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 the West half of Section C of Out-Lot No. Twenty-four (24) of the Original Plat of the Village of Coldwater, Ohio, as the same is found on the recorded plat of said Village in Plat Book 2, Page 90, Mercer County, Ohio, Recorder's Office.

Permanent Parcel No. 05-018700.0000
Tax Map No. 08-33-239-007

LAST TRANSFER: Instrument #201100002833 of the Mercer County Deed Records.

Real estate taxes shall be prorated to the date of closing.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the 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, his heirs, successors, and assigns forever.

And the said Lawrence B. Obringer and Diana M. Obringer do hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that they will defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said Lawrence B. Obringer and Diana M. Obringer, husband and wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 18th day of April, 2018.

Signed and acknowledged by:

Lawrence B. Obringer
Lawrence B. Obringer

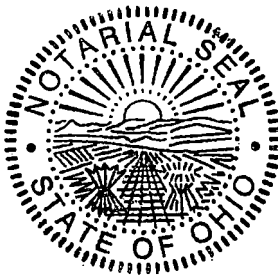
Diana M. Obringer
Diana M. Obringer

STATE OF OHIO

COUNTY OF MERCER SS.

BE IT REMEMBERED, THAT on the 18th day of April, 2018, before me, the subscriber, a notary public in and for said state, personally came LAWRENCE B. OBRINGER AND DIANA M. OBRINGER, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Henry, Ohio the 18th day of April, 2018.



PAUL E. HOWELL
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

Paul E. Howell
Notary Public

Instrument prepared by: Paul E. Howell, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorneys at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: phowell@howellcolaw.com, REG. NO 0029631.