

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 07 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 07 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 859.30
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

R. Grapner 6/7/18
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Donald L. Wellman, by and through his attorney-in-fact, Terrence J. Wellman (Durable General Power of Attorney recorded in Instrument #20180000 2701) and Bernice F. Wellman, by and through her attorney-in-fact, Terrence J. Wellman (Durable General Power of Attorney recorded in Instrument #20180000 2700), husband and wife, of Mercer County, Ohio

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

Edwin P. Homan and Luella M. Homan, husband and wife
for their joint lives, remainder to the survivor of them
whose tax mailing address is 433 Flora Lane, Coldwater, Ohio 45828

the following described real estate:

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

Being Lot No. 433 in Nature's Villa Coldwater Condominium Section Six as same is set forth on the recorded plat thereof as Instrument #201000006609 in the Recorder's Office of Mercer County, Ohio, and subject to the Declaration and Bylaws of Condominium Ownership set forth in Official Records Volume 196, Pages 163-219, as amended, including the amendment recorded as Instrument #201000006610.

Deed Reference: Instrument #201000006800, Mercer County Recorder's Office.

Tax ID #05-022500.0103

Tax Map #08-34-153-032

Real estate taxes and assessments are prorated to date of closing.

NOTE: The correct spelling of the attorney-in-fact is Terrence J. Wellman. The Durable General Powers of Attorney incorrectly state Terrance J. Wellman.

And all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Edwin P. Homan and Luella M. Homan**, their heirs and assigns forever. And the said Grantors, **Donald L. Wellman and Bernice F. Wellman**, do hereby *Covenant and Warranty* 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 **Donald L. Wellman**, by and through his attorney in fact, **Terrence J. Wellman**, and **Bernice F. Wellman**, by and through her attorney in fact, **Terrence J. Wellman, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 5th day of June, 2018.

Terrence J. Wellman P.O.A.
Donald L. Wellman, by and through his
attorney-in-fact, Terrence J. Wellman

Terrence J. Wellman P.O.A.
Bernice F. Wellman, by and through her
attorney-in-fact, Terrence J. Wellman

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 5th day of June, 2018, before me, the subscriber, a notary public in and for said State, personally **Donald L. Wellman, by and through his attorney in fact, Terrence J. Wellman, and Bernice F. Wellman, by and through her attorney in fact, Terrence J. Wellman, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their 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.

Judy A. Koesters
Notary Public

