

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 22 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 22 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 437⁶⁰
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 6-22-18
Deputy Aud. Date

GENERAL WARRANTY DEED

Nicholas J. Bertke and Linda M. Bertke, husband and wife, of Miami County, Ohio, the Grantors, for valuable consideration paid, grant and convey with general warranty covenants to Jo Ann Bolen, the Grantee, whose tax-mailing address is 5259 Lake Drive, Celina, Ohio 45822 the following described premises:

Situated in the Township of Franklin, County of Mercer and State of Ohio and being all of Lot Number Sixty (60) of Bayview Third Addition, Franklin Township, Mercer County, Ohio, as the same is shown on the recorded plat thereof, Plat Book 7, Page 24, in the Recorder's Office of Mercer County, Ohio, subject to all easements, restrictions and conditions imposed thereon.

Parcel #: 09-076200.0000

Tax Map #: 09-22-280-024

Prior Deed Reference: Instrument No. 200300008217 recorded 8/4/03 in the Deed Records of Mercer County, Ohio.

Grantees agree to be liable for and pay the real estate taxes and assessments due and payable commencing on the date of recording this document, and all thereafter.

Grantors grant and convey 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 Grantee, **Jo Ann Bolen**. And the said **Nicholas J. Bertke and Linda M. Bertke, husband and wife**, 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 **Nicholas J. Bertke and Linda M. Bertke** have hereunto set their hands on this 22nd day of June, 2018.


Nicholas J. Bertke


Linda M. Bertke

State of Ohio

County of Mercer ss:

BE IT REMEMBERED, that on this 22nd day of June 2018 before me the subscriber, a Notary Public in and for said county, personally came **Nicholas J. Bertke and Linda M. Bertke**, 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 seal on this day and year aforesaid.



JULIA A. TUENTE
Notary Public - State of Ohio
My Commission Expires
06-03-2023
Recorded In Mercer County

Julia A. Tuente
Notary Public

This Instrument was prepared by: Matthew L. Gilmore Attorney at Law, Gilmore and Delzeith Co., LPA, 118 West Market Street, Celina, Ohio 45822. Tel: (419) 586-8120 Fax: (419) 586-7122, St. Henry Office, 642 E. Main Street, St. Henry, Ohio 45883. Tel: (419) 733-9110 without benefit of title search.