

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 02 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 02 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee - ED
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec. 319,
2001 Randall E. Grapner Mercer County Auditor.

7/2/18
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Ryan William Geier, married, of Mercer County, Ohio

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

**Ryan William Geier and Bridget Nicole Geier, husband and wife,
for their joint lives, remainder to the survivor of them,
whose tax mailing address 806 N. Parkview Drive, Coldwater, Ohio 45828**

the following described real estate:

TRACT I: Situated in the Village of Coldwater, County of Mercer, and State of Ohio and being Lot Number Nine Hundred One (901) and 15 feet of uniform width off of the west side of Lot Number Nine Hundred Two (902) in Selhorst Eighth Addition to the Incorporated Village of Coldwater, Ohio as shown on the recorded plat of said village.

TRACT II: Situated in the Village of Coldwater, County of Mercer, and State of Ohio, and being a part of Lot #902 Selhorst Eighth Addition, and more particularly described as follows:

Commencing at the southeast corner of Lot #902 in the Selhorst Eighth Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded plat of said Village; thence west along the south line of said Lot #902 a distance of sixty (60) feet to the place of beginning for the tract to be conveyed by this instrument; thence north parallel with the east line of Lot #902 a distance of one hundred and seventeen (117) feet to a point on the north line of said Lot #902; thence west on and along the north line of Lot #902 a distance of ten (10) feet to a point; thence south parallel to the west boundary line of said Lot #902 a distance of one hundred and seventeen (117) feet to a point on the south boundary line of Lot #902; thence east on and along the south boundary line of Lot #902 a distance of ten (10) feet to the place of beginning.

The Property is conveyed subject to, and there are hereby excepted from the general warranty covenants of Grantor, the following:

- (i) All legal highways;
- (ii) All easements, rights-of-way, covenants, restrictions, reservations and conditions of record;
- (iii) All zoning and building laws, ordinances, resolutions and regulations; and
- (iv) All real estate taxes and assessments not yet due and payable.

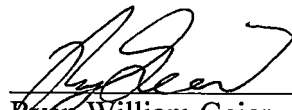
Deed Reference: Instrument #201700005332, Mercer County Recorder's Office.

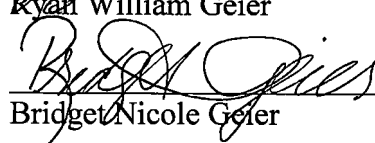
Tax ID #05-129600.0000
Tax Map #08-28-329-020

Grantees shall pay the real estate taxes due and payable in July, 2018 and 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 Grantees, **Ryan William Geier and Bridget Nicole Geier**, their heirs and assigns forever. And the said Grantor, **Ryan William Geier**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that he will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Ryan William Geier and Bridget Nicole Geier, his wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 29th day of June, 2018.



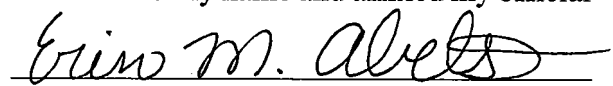
Ryan William Geier


Bridget Nicole Geier

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 29th day of June, 2018, before me, the subscriber, a notary public in and for said State, personally came **Ryan William Geier and Bridget Nicole Geier, his 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.



Notary Public



ERIN M. ABELS
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.