

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 06 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 06 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 157.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Randall J. Tumbusch and Nancy A. Tumbusch**, husband and wife, and **Chris A. Borgerding and Kathryn A. Borgerding**, husband and wife, the grantors, in consideration of one dollar and other good and valuable consideration, to them in hand paid by **JADS Property Max, LLC**, an Ohio limited liability company, whose tax-mailing address is 4831 Burkettsville-St. Henry Road, Coldwater, OH 45828, do hereby grant, bargain, sell, and convey with general warranty covenants, to the said **JADS Property Max, LLC**, its successors and assigns forever, the following described real estate:

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

Being Lot #1699 in Northfield Estates Fifth Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said addition at Instrument #201500005419, Mercer County Recorder's Office.

Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat as recorded at Instrument #201500005418, Mercer County Recorder's Office, which are incorporated herein by reference, the same as if fully rewritten herein and subject to the zoning restrictions of the Village of Coldwater, Ohio.

Last Transfer: Instrument #201400003484, Mercer County Recorder's Office.

Parcel #05-012850.1699; Tax Map #08-28-151-031

Deed – Page 2
Tumbusch and Borgerding to JADS Property Max, LLC

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

Witness our hands this 26th + 28th day of June, 2018.

Randall J. Tumbusch
Randall J. Tumbusch

Nancy A. Tumbusch
Nancy A. Tumbusch

Chris A. Borgerding
Chris A. Borgerding

Kathryn A. Borgerding
Kathryn A. Borgerding

State of Ohio, County of Mercer, SS:

On this 28th day of June, 2018, before me, a notary public in and for said county, personally came Randall J. Tumbusch and Nancy A. Tumbusch, husband and wife, the grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



RANDALL BRUNS
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 1, 2021

Randall Bruns
Notary Public – State of Ohio

State of Ohio, County of Mercer, SS:

On this 26th day of June, 2018, before me, a notary public in and for said county, personally came Chris A. Borgerding and Kathryn A. Borgerding, husband and wife, the grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



RANDALL BRUNS
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 1, 2021

Randall Bruns
Notary Public – State of Ohio

Instrument prepared by: David Wm. Bruns, Attorney Reg. #0002539, 123 West Main Street, Box 71, Coldwater, OH 45828; Phone: 419-678-4317