

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 21 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

AUG 21 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 437.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

K8 8/21/2018  
Deputy Aud. Date

## OHIO WARRANTY DEED

### Know All Persons By These Presents

That, **Robert L. Fairchild Jr. and Nancy E. Fairchild, husband and wife**, for valuable consideration paid, grants with general warranty covenants, to

**Todd M. Ridder**

whose tax mailing address is 5255 South Pointe Boulevard, Celina, Ohio 45822, the following real property:

Situated in the **TOWNSHIP** of **FRANKLIN**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**, to-wit:

Being Lot Numbered One (1) of SOUTH POINTE SUBDIVISION FIRST ADDITION as shown on the recorded plat thereof as recorded in Plat Cabinet 1, Pages 261-262, subject to all easements, conditions and restrictions of record, and also subject to the Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements as recorded in Official Records Volume 15, Pages 1013-1029, Mercer County Recorder's Office.

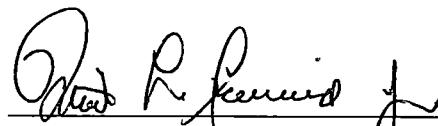
Tax Parcel I.D. #09-033000.0100 / Tax Map #09-20-282-006

Prior Instrument Reference: Instrument #200600002262, Mercer County Recorder's Records.

Grantors and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

And for valuable consideration **Robert L. Fairchild Jr. and Nancy E. Fairchild, husband and wife**, do hereby remise and release unto the said Grantee, his heirs and assigns, all their right and expectancy of DOWER in the above described premises.

**Dated:** August 21, 2018



**Robert L. Fairchild Jr.**

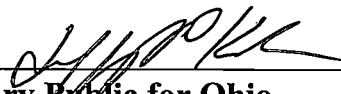


**Nancy E. Fairchild**

**STATE OF OHIO - COUNTY OF MERCER - ss:**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Robert L. Fairchild Jr. and Nancy E. Fairchild, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at Celina, Mercer County, Ohio, this 21<sup>st</sup> day of August, A.D. 2018.



**Notary Public for Ohio**

**My Commission: INDEFINITE**

**Jeffrey P. Knapke-Attorney at Law**  
**Notary Public-State of Ohio**  
**My Commission has no expiration date**  
**Section 147.03 R.C.**

**SEAL**

This instrument prepared by: **KNAPKE LAW OFFICE, LLC, 115 North Walnut St., Celina, OH 45822**  
At Request of: **Kuck Realty, 206 Spring St., St. Marys, OH 45885**