

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 24 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

AUG 24 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$ 479.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

8/24/18  
Deputy Aud. Date

## KNOW ALL MEN BY THESE PRESENTS

(General Warranty Deed)

That **Charles D. Bretz II and Margaret Ann Bretz**, husband and wife, for valuable consideration paid, grant, with general warranty covenants, to **Eric D. Schmitz**, an unmarried man, his successors and assigns forever, whose tax mailing address is P.O. Box 173, Fort Recovery, Ohio 45846, the following described real property, situated in the Village of Fort Recovery, County of Mercer, and State of Ohio:

Being the East one-half (1/2) of Lots Numbered Twenty-three (23) and Twenty-four (24) of Krenning's Addition to the Village of Ft. Recovery, Ohio, Gibson Township side.

Parcel No.: 17-043600.0000  
Tax Map No.: 13-09-355-008

Last Transfer: Volume 272, Page 185, Deed Records, Mercer County Recorder's Office

Grantee shall pay all real estate taxes and assessments that become due and payable in February 2018 and thereafter.

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 Grantee, his successors and assigns forever. And the said Grantors 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, **Charles D. Bretz II and Margaret Ann Bretz**, husband and wife, the Grantors in the foregoing deed, who hereby release all their rights and expectancy of dower in said premises, have hereunto set their hands this 21<sup>st</sup> day of August, 2018.

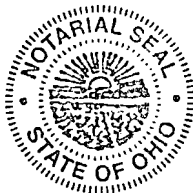
Charles D. Bretz II  
Charles D. Bretz II

Margaret Ann Bretz  
Margaret Ann Bretz

**STATE OF OHIO, COUNTY OF MERCER, SS:**

On this 21<sup>st</sup> day of August, 2018, before me, a Notary Public, personally came **CHARLES D. BRETZ II and MARGARET ANN BRETZ**, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

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



MELISSA K. MANSFIELD  
Notary Public-State of Ohio  
My Comm. Exp. 08/12/2021

Melissa K Mansfield  
Notary Public, State of Ohio

This document prepared by Erin M. Minor, Attorney at Law, P.O. Box 315, Fort Recovery, Ohio 45846.