

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

SEP 06 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

SEP 06 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 425<sup>30</sup>  
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 9-6-18  
Deputy Aud. Date

## OHIO WARRANTY DEED

### KNOW ALL PERSONS BY THESE PRESENTS

That, **Erica R. Unrast, an unmarried woman**, for valuable consideration, paid, grants, with general warranty covenants, to

**Howard F. Wagner**

whose **TAX MAILING ADDRESS** is 611 Bittersweet Drive, Coldwater, Ohio 45828, the following real property:

Situated in the **VILLAGE** of **COLDWATER**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**, bounded and described as follows:

Being Lot #1132 in the Restful Acres, Inc. 9<sup>th</sup> Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said Addition in Plat Book 11, Page 15, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat and also in Miscellaneous Volume 6, Page 138, all in the Recorder's Office, Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein, and subject to zoning restrictions of the Village of Coldwater, Ohio.

Tax Parcel I.D. #05-154000.0000

Tax Map #08-27-329-006

Prior Instrument Reference: Instrument #200900005031, Mercer County Recorder's Records.

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

**Dated:** September 6, 2018

  
Erica R. Unrast

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

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Erica R. Unrast, an unmarried woman**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at Celina, Mercer County, Ohio, this 6<sup>th</sup> day September, 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