

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 12 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 12 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 836.20
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

RG 9/12/2018
Deputy Aud. Date

**WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS:**

THAT TYLER J. WUEBKER and CIERA D. WUEBKER, husband and wife, GRANTORS, of Mercer County, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **JOYCE A. ALBERS**, whose tax mailing address is 301 George St., Ft. Recovery, Ohio, 45846 and her heirs, successors, and assigns forever, the following described real estate:

Situated in the Village of Ft. Recovery, County of Mercer and State of Ohio,
to wit:

Being Lot Number Thirty (30) in Krenning's Addition to the Village of Ft. Recovery, Gibson Township side, as the same is shown on the recorded plat thereof in Plat Book 1, Page 14, Recorder's Office of Mercer County, Ohio, subject to all easements, conditions, restrictions and rights of way of records.

LAST TRANSFER: Instrument #201300000150, Mercer County Recorder's Office.

ALSO:

Being part of the Krennings Addition to the Village of Fort Recovery as recorded in Plat Book 1- Page 14, in the Northwest Quarter of Section 16, Town 15 North, Range 1 East, Gibson Township, Mercer County, Village of Fort Recovery, Ohio, and described as follows:

Commencing at an Iron Pin Found marking the Southeast corner of Lot #30 of said Krennings Addition, marking the **TRUE POINT OF BEGINNING**;

Thence South 04°44'20" West a distance of seven and ninety-three hundredths feet (7.93') to an Iron Pin Set;

Thence North 85°38'11" West a distance of sixty and eighty-nine hundredths feet (60.89') to an Iron Pin Set;

Thence North 23°30'18" West a distance of eight and sixty-five hundredths feet (8.65') to a Mag Nail Set;

Thence South 85°53'23" East along the South line of said Lot #30, a distance of sixty-four and ninety-eight hundredths feet (64.98') to the **TRUE POINT OF BEGINNING**, containing 490 square feet of land more or less.

Said tract to be subject to all highways and any other easements or restrictions of record.

LAST TRANSFER: Instrument 201300000150 Mercer County Recorder's Office

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in October of 2015 and is on file with the Mercer County Engineer's Office.

Tax ID No.: 17-044200.0000

Map No.: 13-09-359-001

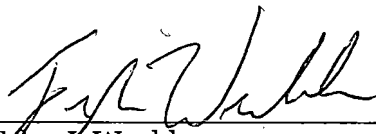
Real estate taxes shall be prorated to the date of closing.

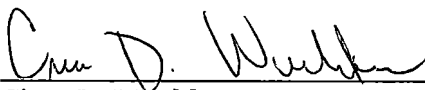
and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantors in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, his heirs, successors, and assigns forever.

And the said TYLER J. WUEBKER and CIERA D. WUEBKER do 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, The said TYLER J. WUEBKER and CIERA D. WUEBKER, husband and wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 12th day of September, 2018.

Signed and acknowledged by:


Tyler J. Wuebker



Ciera D. Wuebker

STATE OF OHIO

COUNTY OF MERCER SS.

BE IT REMEMBERED, THAT on the 12th day of September, 2018, before me, the subscriber, a notary public in and for said state, personally came TYLER J. WUEBKER and CIERA D. WUEBKER, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Henry, Ohio the 12th day of September, 2018.


Notary Public



PAULA J. BARHORST
Notary Public, State of Ohio
My Comm. Expires, Mar. 9, 2019

Instrument prepared by: Emily Gast-Schlater HOWELL, GAST-SCHLATER & CO., L.P.A., Attorneys at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: eschlater@howellcolaw.com, REG. NO 0086784.