

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 1347.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 9/12/2018
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **DANIEL J. SCHOEN and PEGGY M. SCHOEN**, husband and wife, Grantors, for valuable consideration paid, grant, with general warranty covenants, to **TYLER J. WUEBKER and CIERA D. WUEBKER**, for their joint lives, with the remainder to the survivor of them, Grantees, whose mailing address is 719 Black Eagle Dr., Fort Recovery, OH 45846, the following real property (the "Premises"):

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

Being Lot Number Thirty-eight (38) in Indian Heights Subdivision Phase III as same is set forth on the recorded plat thereof in Plat Cabinet 1, Pages 327 and 328, in the Recorder's Office of Mercer County, Ohio, subject to all easements and restrictions of record imposed thereon and the zoning ordinances of the Village of Ft. Recovery, Ohio.

Last Transfer: Official Record Volume 120, Page 2411.

Parcel Number: 17-010120.0238 Tax Map #13-16-229-008

The Premises is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record; and
- (ii) All legal highways.

Prior Instrument Reference: O.R. Volume 120, Page 2411, Mercer County Recorder.

DANIEL J. SCHOEN and PEGGY M. SCHOEN, husband and wife, release all rights of dower therein.

Executed on the 12th day of September, 2018.

Daniel J. Schoen
DANIEL J. SCHOEN

Peggy M. Schoen
PEGGY M. SCHOEN

STATE OF OHIO
COUNTY OF MERCER / ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named DANIEL J. SCHOEN and PEGGY M. SCHOEN, Husband and Wife, Grantors, 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 Chickasaw, Ohio this 12th day of September, 2018.



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

Paula J. Barhorst
Notary Public

This instrument prepared by: Faulkner, Garmhausen, Keister & Shenk, A Legal Professional Association
Courtview Center, Suite 300, 100 S. Main Avenue, Sidney, OH 45365