

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 18 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 18 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 508.20
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 9/18/2018
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Michael J. Coatney and Megan K. Coatney, husband and wife of Mercer County, Ohio

for valuable consideration paid, *Grant With General Warranty Covenants To*

Grant M. Muhlenkamp
his heirs and assigns,

whose tax mailing address is 619 W. Walnut Street, Coldwater, Ohio 45828

the following described real estate:

Being Lot Number Four Hundred Twenty-six in Birkmeyer Heights Addition to the Incorporated Village of Coldwater, Mercer County, Ohio, as the same are shown on the recorded plat of said Village.

ALSO: Situated in the Village of Coldwater, County of Mercer and State of Ohio:

Being Lot Number 1754 (the replat of Lot 425) in Birkmeyer Heights Addition to the Incorporated Village of Coldwater, Mercer County, Ohio, as shown on the Replat of Lot 425 and New Lots 1754 and 1755 filed in Instrument #201800004010, Mercer County Recorder's Office.

Deed Reference: Instrument #201400001595 and Volume OR140, Page 1219, Mercer County Recorder's Office.

Tax ID #05-080800.0000

Tax Map #08-33-207-003

Real estate taxes and assessments shall be prorated to date of closing.

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, **Grant M. Muhlenkamp**, his heirs and assigns forever. And the said Grantors, **Michael J. Coatney and Megan K. Coatney**, 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 **Michael J. Coatney and Megan K. Coatney**, husband and wife, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 15th day of ~~August~~ September, 2018.

Michael J. Coatney

Megan K. Coatney

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 15th day of ~~August~~^{September}, 2018, before me, the subscriber, a notary public in and for said State, personally came **Michael J. Coatney and Megan K. Coatney, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Rachel Koesters
Notary Public



RACHEL KOESTERS
Notary Public • State of Ohio
My Commission Expires:
September 2, 2019