

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 10 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 10 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee ^{\$518.00}
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

RS 10/10/2018
Deputy Aud. Date

Ohio Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

THAT MARK C. BALSTER AND JOAN N. BALSTER, Husband and Wife, the
GRANTORS, in consideration of One and No/100 (\$1.00) Dollar and Other Valuable
Considerations to them paid by JENNIFER LOVATO AND JOSEPH G. LOVATO, Wife
and Husband , for their joint lives, the remainder to the survivor of them, the GRANTEES,
whose address is 806 Butler St., Coldwater, OH 45828, the receipt whereof is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to the said JENNIFER
LOVATO, AND JOSEPH G. LOVATO, Wife and Husband, for their joint lives, the
remainder to the survivor of them, the GRANTEES, the following described Real Estate
situate in the Village of Coldwater, County of Mercer, and State of Ohio, to-wit:

Being Lot Number 954 and the entire West one-half of Lot Number 953 in
Selhorst Ninth Addition to the Village of Coldwater, Ohio, as same is set forth
on the recorded plat thereof in Plat Book 9, Page 35, 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 Coldwater, Ohio.

Tax Parcel No.: 05-135100.0000

Tax Map No.: 08-28-326-009

Property Address: 806 Butler St., Coldwater, OH 45828

Last Transfer: Instrument 201700002424 of Mercer County, Ohio

and all the Estate, Title and Interest of 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 GRANTEES, forever.

And the said GRANTORS do hereby Covenant and Warrant that the title so
conveyed is Clear, Free and Unincumbered; and Further, that they will Defend the same
against all lawful claims of all persons whomsoever. All taxes and assessments shall be

prorated to the date of closing.

IN WITNESS WHEREOF, the said MARK C. BALSTER AND JOAN N.

BALSTER, Husband and Wife, the GRANTORS, who hereby release all their right and expectancy of **Dower** in the said premises, have hereunto set their hands this 9th day of October, in the year of our Lord two thousand and eighteen.

Mark C. Balster
MARK C. BALSTER
Joan N. Balster
JOAN N. BALSTER

STATE OF OHIO, COUNTY OF Mercer, ss:

Be it Remembered, That on this 9th day of October, in the year of our Lord two thousand and eighteen, before me, a subscriber, a Notary Public in and for said county, personally came MARK C. BALSTER AND JOAN N. BALSTER, Husband and Wife, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Official Seal on the day and year last aforesaid.



ELIJAH ZAMUDIO
Notary Public, State of Ohio
My Commission Expires
October 1, 2019

Elijah Zamudio
Notary Public

No examination of the records pertaining to the title to this Real Estate was done, for none was requested by either Grantors or Grantees.

This Instrument Prepared By: Shaun A. Putman, Attorney at Law
PUTMAN LAW OFFICES, LLC
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Van Wert, Ohio 45891
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