

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 16 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 16 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

GENERAL WARRANTY DEED

Exemption paragraph, conveyance fee 525⁹⁹
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 10-16-18
Deputy Aud. Date

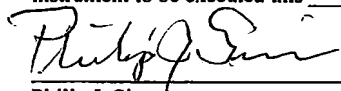
KNOW ALL BY THESE PRESENTS, that Philip J. Sims and Vicki S. Sims, husband and wife, the
Grantors, for valuable consideration paid, grant with general warranty covenants, to Tami Lin Mohler,
the Grantee, whose tax mailing address is 814 South Dogwood Drive, Coldwater, OH 45828, the
following described property:

Being the premises described on Exhibit "A", attached hereto.

Tax Map No.: 08-34-109-010 and 08-34-109-009
Tax Parcel No.: 05-023500.0000 and 05-023200.0000
Property address: 403 E. Main Street, Coldwater, OH 45828
Prior instrument No.: Official Record Volume 182, page 2340


Subject to taxes and assessments which are now or may hereafter become liens on said premises and
except conditions, restrictions and easements, if any, contained in former deeds of record for said
premises, subject to all of which this conveyance is made.

IN WITNESS WHEREOF, the said Philip J. Sims and Vicki S. Sims have hereunto caused this
instrument to be executed this ____ day of October, 2018.


Philip J. Sims


Vicki S. Sims

STATE OF OHIO, MERCER COUNTY Ss.

The foregoing instrument was acknowledged before me this 15th day of October, 2018 by Philip
J. Sims

JUDY A. KOESTERS
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.

STATE OF OHIO, MERCER COUNTY Ss.


The foregoing instrument was acknowledged before me this 15th day of October, 2018 by Vicki
S. Sims

JUDY A. KOESTERS
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.
Prepared by:
D. T. Walker, Attorney at Law
1620 W. Fifth Ave., Columbus, Ohio 43212

EXHIBIT "A"

**Situated in the Village of Coldwater, County of Mercer and State of Ohio,
to-wit:**

Tract 1:

**Being the East One-half (1/2) of the North One-half (1/2) of Out-Lot
Number Nine (9), more specifically described as follows:**

**Commencing for the same One Hundred Twenty and One-half (120½) feet
West of the Northeast corner of the West One-half (1/2) of the Northwest
Quarter (1/4) of Section Thirty-four (34), Town Six (6) South, Range Two
(2) East; thence West Fifty-two (52) feet; thence South One Hundred
Eighty-five (185) feet and Nine (9) inches; thence East Fifty-two (52) feet;
thence North One Hundred Eighty-five (185) feet and Nine (9) inches to
the place of beginning, except Eight (8) feet and Three (3) inches off of
the South end of the premises herein conveyed for alley purposes.**

Tract 2:

**Being the North One-half (1/2) of Out-Lot Number Nine (9), LESS Fifty-
two (52) feet of uniform width off of the East side thereof, as the same
appears upon the recorded plat of the Village of Coldwater, Ohio, subject
to an Easement dated May 10, 1956, and recorded in Volume 2, Page 385,
of the Miscellaneous Records in the Recorder's Office of Mercer County,
Ohio, as decreed in Case No. 14770 of the Common Pleas Court of
Mercer County, Ohio.**