

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

OCT 29 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

OCT 29 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 962 <sup>50</sup>  
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 10-29-18  
Deputy Aud. Date

**WARRANTY DEED  
(JOINT AND SURVIVORSHIP)**

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT JAMES DENNIS FULMER AND JILL EVERSON FULMER**, husband and wife, GRANTORS, of Mercer County, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **STEVEN M. HILEMAN AND LINDSAY M. HILEMAN**, Grantees, whose tax mailing address is 314 South First Street, Coldwater, Ohio 45828, *for their joint lives, the remainder to the survivor of them*, the following described real estate, situated in the Village of Coldwater, County of Mercer, and State of Ohio, and bounded and described as follows:

Being Lot Number Two Hundred Fifty-Nine (259) and the South one-half of Lot Number Two Hundred Sixty (260) in the incorporated Village of Coldwater, Ohio, as the same are shown on the recorded plat of said Village; LESS AND EXCEPT Five (5) feet of uniform width off the North Side of the South one-half of the aforesaid Lot Number Two Hundred Sixty (260) in the incorporated Village of Coldwater, Ohio.

Last Transfer: Instrument #201300007264, Mercer County Recorder's Office.

Permanent Parcel #05-063500.0000  
Tax Map #08-33-236-010

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

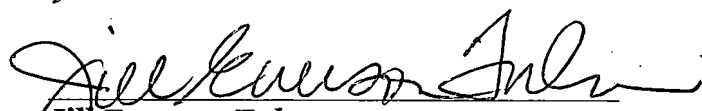
and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantors in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, their heirs, successors, and assigns forever.

And the said **JAMES DENNIS FULMER AND JILL EVERSON FULMER** 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 **JAMES DENNIS FULMER AND JILL EVERSON FULMER**, husband and wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 29<sup>th</sup> day of October, 2018.

Signed and acknowledged by:


  
**James Dennis Fulmer**

  
**Jill Everson Fulmer**

STATE OF OHIO  
COUNTY OF Mercer SS.

BE IT REMEMBERED, THAT on the 29<sup>th</sup> day of October, 2018, before me, the subscriber, a notary public in and for said state, personally came **James Dennis Fulmer And Jill Everson Fulmer** 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 Celina, Ohio the 29<sup>th</sup> day of October, 2018.

  
Notary Public

**M CHARLENE BROOKS**  
Notary Public, State of Ohio  
My Commission Expires Feb. 11, 2019

Instrument prepared by: Paul E. Howell, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorney at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: phowell@howellcolaw.com, REG. NO 0029631.