

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 13 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

NOV 13 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1015<sup>00</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 11-13-18  
Deputy Aud. Date

## WARRANTY DEED

### ***KNOW ALL MEN BY THESE PRESENTS:***

That **Charles J. Lange and Carolyn A. Lange**, husband and wife, the grantors, in consideration of one dollar and other good and valuable consideration, to them in hand paid by **Brian Bruns**, whose tax-mailing address is 532 North Linn Street, St. Henry, OH 45883, do hereby grant, bargain, sell, and convey, with general warranty covenants, to the said **Brian Bruns**, his heirs and assigns forever, the following described real estate:

*Dub*  
Situating in the Township of Granville, Village of St. Henry, County of Mercer, State of Ohio, and bounded and described as follows:

Being Lot No. Five (5) in the Northview Estates First Addition to the Village of St. Henry, Ohio, as the same is shown on the recorded plat thereof in Plat Cabinet 1, Page 293, Mercer County Plat Records, subject to the covenants and restrictions as recorded in Volume OR 46, Page 883, Mercer County Official Records.

Last Transfer: Official Record Volume 75, Page 475, Mercer County Recorder's Office.

Permanent Parcel No. 23-001312.0119; Tax Map No. 11-16-476-001

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 said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to the said grantee, his successors and assigns forever.

Deed – Page 2  
Lange to Bruns

In Witness Whereof, the said grantors have hereunto set their hands this  
12th day of November, 2018.

Charles J. Lange  
Charles J. Lange

Carolyn A. Lange  
Carolyn A. Lange

State of Ohio, County of Mercer, SS:

On this 12th day of November, 2018, before me, a notary public in and for said county, personally came Charles J. Lange and Carolyn A. Lange, husband and wife, the grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

SEAL

ROSALIE WRIGHT, Notary Public  
In and for the State of Ohio  
My Commission Expires January 10, 2021

Rosalie Wright  
Notary Public – State of Ohio

Instrument prepared by: David Wm. Bruns, Attorney Reg. #0002539, 123 West Main Street, Box 71, Coldwater, OH 45828; Phone: 419-678-4317