

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

DEC 12 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

DEC 12 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1021.70  
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 12/12/2018  
Deputy Aud. Date

## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS** that MICHAEL T. JUTTE and MOLLY J. HIERHOLZER-JUTTE, husband and wife, Grantors, for valuable consideration paid, grant, with general warranty covenants, to BRYCE D. SCHLATER and ALICIA M. SCHLATER, husband and wife, for their joint lives with the remainder to the survivor of them, Grantees, whose tax mailing address is 3758 St. Anthony Rd., Celina, OH 45822, the following real property (the "Property"):

Situated in the County of Mercer, in the State of Ohio and in the Township of Butler:

Beginning at the northwest corner of the Northeast Quarter of Section 20, Town 6 South, Range 2 East, thence East 120 feet; thence South 1080 feet, more or less, to the center of the Little Beaver Creek; thence West following the meanderings of said Creek to the Northeast quarter-section line; thence North to the place of beginning; containing three (3) acres of land, more or less.

ALSO: A parcel of land situated in the County of Mercer, in the State of Ohio, and in the Township of Butler, and bounded and described as follows:

Beginning for the same at the northeast corner of the parcel heretofore conveyed by the grantors herein to the grantees herein, which corner is 120 feet east of the northwest corner of the Northeast Quarter of Section 20, Town 6 South, Range 2 East; thence East 80 feet; thence South to the center of Little Beaver Creek; thence Westerly following the meanderings of said creek to a point directly south of the beginning point; thence North to the place of beginning, containing two (2) acres of land, more or less.

The parcel herein conveyed, together with the parcel immediately West thereof, comprising five (5) acres of land, more or less.

Parcel Number: 03-010400.0000  
Tax Map Number: 08-20-200-001

Prior Instrument Reference: Instrument# 201300004230.

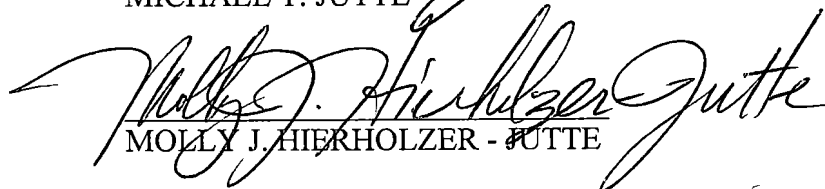
The Property is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules and regulations;
- (iv) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

Grantors release all rights of dower therein.

Executed on the 10<sup>th</sup> day of December, 2018.

  
MICHAEL T. JUTTE

  
MOLLY J. HIERHOLZER - JUTTE

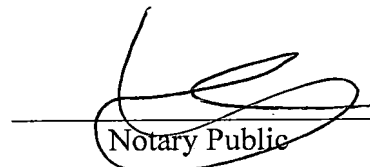
STATE OF OHIO                    )  
  )SS:  
COUNTY OF MERCER         )

Before me, a notary public in and for said County and State, personally appeared the above named MICHAEL T. JUTTE and MOLLY J. HIERHOLZER-JUTTE, Grantors, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Coldwater, Ohio this 10<sup>th</sup> day of December, 2018.



KEITH M. SCHNELLE, Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration date  
O.R.C. Section 147.09

  
Notary Public

*This instrument prepared by:*  
*Schnelle Law Office, LLC,*  
*Sidney, Ohio 45365*