Instrument #201800006020 Recorded: 12/17/2018 3:21 PM 2 Pages, DEED

Total Fees: \$28.00 Angela N. King, Recorder, Mercer County, OH Dropped off by: PEOPLES/MTL/KAREN

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

DEC 172018

MERCER COUNTY
TAX MAP DEPARTMENT

## TRANSFERRED

DEC 1 7 2018

RANDALL E. GRAPNER COUNTY AUDITOR MERCER COUNTY, OHIO \$ 427.00

The Grantor and Grantee of this deed have complied with the provisions of R.C. Sec 319, 202 Randall E. Grapner Mercer County Auditor.

enuily Aud Date

## WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS:

THAT MARK E. THOBE and TIANNA M. STREBEL, husband and wife, GRANTORS, of Mercer County, Ohio, for valuable consideration do hereby GRANT, BARGAIN, SELL, AND CONVEY with general warranty covenants to CHAD A. WEIGEL, whose tax mailing address is 613 Fairview Drive, Coldwater, Ohio, 45828 and his heirs, successors, and assigns forever, the following described real estate, situated in the Village of Coldwater, County of Mercer, State of Ohio, and bounded and described as follows:

Situated in the VILLAGE of COLDWATER, COUNTY of MERCER and STATE of OHIO:

Being Lot Number One Thousand Forty-three (1043) in Restful Acres, Inc. Seventh Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said Addition in Plat Book 10, Page 43, Recorder's Office, Mercer County, Ohio.

Tax Parcel I.D. #05-145000.0000

Tax Map: #08-27-331-007

AKA: 613 Fairview Drive, Coldwater, OH 45828

LAST TRANSFER: Instrument #201400001533, Official Records of the Mercer County, Ohio Official Records.

Real estate taxes shall be prorated to the date of closing, using the long proration method.

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 Grantee, his heirs, successors, and assigns forever.

And the said MARK E. THOBE and TIANNA M. STREBEL 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 MARK E. THOBE and TIANNA M. STREBEL, 

Signed and acknowledged by:

Mark E. Tho be
Mark E. Thobe

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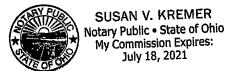
Tianna M. Strebel

## STATE OF OHIO

## **COUNTY OF MERCER** SS.

BE IT REMEMBERED, THAT on the \_\_\_\_\_ day of December, 2018, before me, the subscriber, a notary public in and for said state, personally came **MARK E. THOBE** and TIANNA M. STREBEL, 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 a day of December, 2018.



Jusan V. Kremen tary Public

Instrument prepared by: Emily Gast-Schlater HOWELL, GAST-SCHLATER & CO., L.P.A., Attorneys at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: eschlater@howellcolaw.com, REG. NO 0086784.