

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 07 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 07 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 640⁵⁰
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 27-19
Deputy Aud. Date

**WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS:**

THAT **JOSEPH A. HUWER and LYNN M. HUWER** (f.k.a LYNN M. KANNEY), husband and wife, GRANTORS, of Mercer County, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **CALEB J. SIEFRING AND BRITTANY R. SIEFRING**, whose tax mailing address is 602 N. Woodview Drive, Coldwater, Ohio 45828, their heirs, successors, and assigns forever, the following described real estate, situated in the Village of Coldwater, County of Mercer and State Ohio, to-wit::

Being Lot Number 1077 in the Selhorst 12th Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded plat of said Addition in Plat Book Eleven (11), page Seven (7), Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all restrictions, conditions and provisions shown on said plat and also in Miscellaneous Volume 5, page 821, all in the Recorder's Office, Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein, and subject to zoning restrictions of the Village of Coldwater, Ohio.

LAST TRANSFER: Instrument # 200900004202 of the Official Records of Mercer County, Ohio.

Tax # 05-148400.0000

Map # 08-28-307-014


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

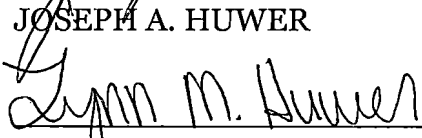
and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantors in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, their heirs, successors, and assigns forever.

And the said **JOSEPH A. HUWER and LYNN M. HUWER** 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 Joseph A. Huwer and Lynn M. Huwer, husband and wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 2nd day of February, 2019.

Signed and acknowledged by:



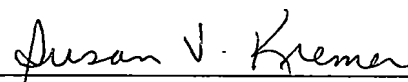
JOSEPH A. HUWER


LYNN M. HUWER

STATE OF OHIO
COUNTY OF MERCER SS.

BE IT REMEMBERED, THAT on the 2nd day of February, 2019 before me, the subscriber, a notary public in and for said state, personally came Joseph A. Huwer and Lynn M. Huwer, 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 Burkettsville, Ohio the 2nd day of February, 2019.



Notary Public



SUSAN V. KREMER
Notary Public • State of Ohio
My Commission Expires:
July 18, 2021

Instrument prepared by: Paul E. Howell 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: phowell@howellcolaw.com, REG. NO 0029631.