

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

FEB 14 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

FEB 14 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 756.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
[Signature] 2/14/19  
Deputy Aud. Date

# Know All Men by These Presents:

(General Warranty Deed)

THAT **Stephen L. Boudreau and Sally E. Boudreau, husband and wife**, of Mercer County, Ohio

for valuable consideration paid, *Grant With General Warranty Covenants To*

**Joshua S. Wendel**  
**his heirs and assigns forever**  
**whose tax mailing address is 401 W. Vine Street, Coldwater, Ohio 45828**

the following described real estate:

Situated in the Village of Coldwater, in the County of Mercer, and the State of Ohio,  
to-wit:

Being Lot Number Six Hundred Twenty-three (623) in Selhorst Second Addition of  
Coldwater, Ohio, as shown on the recorded plat of said village.

And being subject to those restrictions set forth in the instrument recorded in Volume  
169, Page 339, Mercer County Deed Records.

Deed Reference: Instrument #201200004482, Mercer County Recorder's Office.

Tax ID #05-101100.0000  
Tax Map #08-28-454-010

Real estate taxes and assessments are prorated to 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 said Grantee, **Joshua S. Wendel**, his heirs and assigns forever. And the said Grantors, **Stephen L. Boudreau and Sally E. Boudreau**, 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 **Stephen L. Boudreau and Sally E. Boudreau, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 8<sup>th</sup> day of February, 2019.

[Signature]  
Stephen L. Boudreau  
[Signature]  
Sally E. Boudreau

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 8<sup>th</sup> day of February, 2019, before me, the subscriber, a notary public in and for said State, personally **Stephen L. Boudreau and Sally E. Boudreau, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Bradley Brookhart  
Notary Public



BRADLEY BROOKHART  
Notary Public • State of Ohio  
My Commission Expires:  
September 29, 2023