

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 13 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 13 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 497.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

Deputy Aud. Date 48 3/13/2019

GENERAL WARRANTY DEED

Michelle Moorman, a married woman, of Mercer County, Ohio, the Grantor, for
valuable consideration paid, grants and conveys with general warranty covenants to
Lance F. Coleman, the Grantee, whose tax-mailing address is **210 West Pearl Street**,
unmarried
Rockford, Ohio 45882 the following described premises:

Situated in the Village of Rockford, County of Mercer, and State of Ohio,
bounded and described as follows:

Commencing for the same Nine (9) rods West of the Northwest corner of
Old Number of Inlot Seven (7) to said Village; thence West five and one
half (5 ½) rods to the East line of Wm. B. Hedges land; thence running
North along said Wm. B. Hedges line Nine (9) rods; thence running East
Five and One half (5 ½) rods; thence South Nine (9) rods to the place of
beginning.

This being part of Out Lot Number Five (5), formerly Out Lot Number Six
(6) of South Addition.

Parcel # 08-053200.0000

Tax Map # 02-17-433-001

Prior Instrument Reference: Instrument No. 201200002999 Recorded
5/29/12 in the Recorder's Office of Mercer County, Ohio.

Grantees agree to be liable for and pay the real estate taxes and assessments due
and payable commencing on the date of recording this document, and all thereafter.

Michelle Moorman and **Brian Moorman**, her husband, Grantors, hereby grant
and convey all the *Estate, Right, Title and Interest* of the said Grantors in and to said
premises and release all rights and expectancy to dower rights to the said property; *To
have and to hold* the same, with all the privileges and appurtenances thereunto belonging,
to said Grantee, **Lance F. Coleman**. And the said **Michelle Moorman and Brian
Moorman**, husband and wife, 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 **Michelle Moorman and Brian Moorman**
have hereunto set their hands on this 25 day of February, 2019.

Michelle Moorman

Michelle L Moorman

Michelle Moorman

Brian Moorman

Brian Moorman

State of Ohio

County of Mercer ss:

BE IT REMEMBERED, that on this 25 day of February, 2019 before me the subscriber, a Notary Public in and for said county, personally came **Michelle Moorman and Brian Moorman**, 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 seal on this day and year aforesaid.



BETTY DU BRY
NOTARY PUBLIC - STATE OF OHIO
MERCER COUNTY
My Commission Expires September 14, 2019 Notary Public

This Instrument was prepared by: Matthew L. Gilmore Attorney at Law, Gilmore and Delzeith Co., LPA, 118 West Market Street, Celina, Ohio 45822. Tel: (419) 586-8120 Fax: (419) 586-7122, St. Henry Office, 642 E. Main Street, St. Henry, Ohio 45883. Tel: (419) 733-9110 without benefit of title search.