

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 27 2019


MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 27 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee ^{\$} 612.90
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

 3/27/19
Deputy Aud. Date

**WARRANTY DEED
(JOINT AND SURVIVORSHIP)**

KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS THAT SHARON KAY NAGY, by and through her Attorney-in-Fact, **Margaret Bruggeman**, power-of-attorney recorded at **Instrument No. 2019 0000 12 33** of the Mercer County, Ohio Official Records, unmarried, GRANTOR, of Mercer County, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **CARL J. MILLER and KATHE N. MILLER**, Grantees, whose tax mailing address is 109 N. Mill St., Coldwater, Ohio 45828, *for their joint lives, the remainder to the survivor of them*, the following described real estate, situated in the Village of Coldwater, County of Mercer, and State of Ohio, and bounded and described as follows:

The South half (1/2) of Lots Sixty-one and Sixty-two (formerly Lots Thirteen (13) and Fourteen (14) of Riggs and Gellers Addition) to the Village of Coldwater, Ohio, as the same appear upon the recorded plat thereof.

LAST TRANSFER: Official Records Book 701, Page 564 of the Mercer County, Ohio Records.

Tax # 05-040600.0000; Map # 08-28-480-002

Real estate taxes shall be prorated according to the long proration method.

And the said **SHARON KAY NAGY**, by and through her Attorney-in-Fact, **Margaret Bruggeman**, does hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that she will defend the same against all lawful claims of all persons whomsoever.

Signed and acknowledged by:

Margaret Bruggeman PDA
Margaret Bruggeman, Attorney-in-Fact
for Sharon Kay Nagy

**STATE OF OHIO
COUNTY OF MERCER SS.**

BE IT REMEMBERED, THAT on the 27 day of March, 2019, before me, the subscriber, a notary public in and for said state, personally came **Sharon Kay Nagy, by and through her Attorney-in-Fact, Margaret Bruggeman**, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Coldwater, Ohio the 27 day of March, 2019.



KAREN TESTER
Notary Public - State of Ohio
My Commission Expires
01-30-2021
Recorded in Mercer County

Karen Tester

Notary Public

Instrument prepared by: Emily Gast-Schlater, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorney 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.