

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 03 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 03 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 203.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

K8 4/3/2019
Deputy Aud. Date

WARRANTY DEED-SURVIVORSHIP*

(statutory form)

Know All Men By These Presents, that Ohio Premier Properties, LLC, an Ohio limited liability company, for valuable consideration paid, grants, with general warranty covenants, to **Christopher A. Dippold and Jane A. Dippold**, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 413 S. First Street, Coldwater, OH 45828, the following described real estate:

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

Being a part of Lot Number Fifty-four (54), Original Plat of the Village of Coldwater, Ohio, as consecutively numbered by Martin Lutz, Civil Engineers, former number being Lot Six (6) in Riggs and Geller Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded Plat thereof, and more specifically described as follows:

Being 18 feet and 10 inches of uniform width off of the East side of Lot Number 54, of the consecutive numbered lots of the Village of Coldwater, Ohio (old number Lot Number 6 of Riggs and Geller's Addition) as shown on the recorded plat thereof, as shown in Plat Book 2, Page 34, Mercer County Recorder's Office.

Property Address: 208 W. Main Street, Coldwater, Ohio 45828
Parcel ID#: 05-039500.0000 Tax Map #08-28-482-011

(Prior Instrument References: Instrument #201600005870, Mercer County Recorder's Office).

Real Estate Taxes shall be prorated to the date of the closing.

Executed this 28th day of March, 2019.

Ohio Premier Properties, LLC
an Ohio limited liability company

By: Krista Marie Opperman
Krista Marie Opperman, Member

STATE OF OHIO

COUNTY OF Auglaize §:

Before me, a Notary Public in and for said county, personally appeared the above named **Ohio Premier Properties, LLC**, an Ohio limited liability company, by **Krista Marie Opperman**, its Member, who acknowledged that she did sign the foregoing instrument and that the same is the free act and deed of said company, and the free act and deed of her personally and as such member.

In Testimony Whereof, I have hereunto set my hand and official seal, at St. Marys, Ohio, this 28 day of March, 2019.



Amy L. Lauth
Notary Public Amy L. Lauth
Comm Exp. 10-28-22

This Instrument prepared by and without benefit of a title search:
NOBLE, MONTAGUE & MOUL, LLC
Attorneys at Law
146 East Spring St.
St. Marys, OH 45885
(419) 394-7441

* See Sections 5302.05, 5302.06 and 5302.17, Ohio Revised Code