

Exemption paragraph, conveyance Fee 392.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

~~DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES~~

~~MAY 21 2019~~

~~MERCER COUNTY
TAX MAP DEPARTMENT~~

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TRANSFERRED

MAY 21 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Kp
Deputy Aud. Date

5-21-19

Know All Men by These Presents:

(General Warranty Deed)

THAT Thelma Jean Marchal, unmarried, of Mercer County, Ohio

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

Tony E. Rammel

his heirs and assigns forever

whose tax mailing address is 609 Fairview Drive, Coldwater, Ohio 45828

the following described real estate:

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

Being Lot Number One Thousand Forty-one (1041) in Restful Acres Seventh Addition to the Village of Coldwater, Ohio, as the same is shown on the recorded plat thereof in Plat Book 10, Page 43, Recorder's Office of Mercer County, Ohio, subject to all conditions, restrictions, privileges, limitations, reservations, and easements of record including those in Miscellaneous Volume 5, Page 557 and 558, Recorder's Office of Mercer County, Ohio.

The property is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules, and regulations;
- (iv) Real estate taxes and assessments currently a lien on the premises.

Tax ID #05-144800.0000

Tax Map #08-27-331-005

Deed Reference: Instrument #200800004220, Mercer County Recorder's Office.

Real estate taxes and assessment shall be prorated to date of closing

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Tony E. Rammel**, his heirs and assigns forever. And the said Grantor, **Thelma Jean Marchal**, 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.

IN WITNESS WHEREOF, the said **Thelma Jean Marchal, unmarried**, who hereby releases all her right and expectancy of dower in said premises, has hereunto set her hand on this 17 day of May, 2019.

Thelma Jean Marchal
Thelma Jean Marchal

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 17 day of May, 2019, before me, the subscriber, a notary public in and for said State, personally **Thelma Jean Marchal, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her 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.

Matthew Selhorst
Notary Public



MATTHEW SELHORST
Notary Public • State of Ohio
My Commission Expires:
March 4, 2024