

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 22 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

MAY 22 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 376.30  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
KS 5/22/2019  
Deputy Aud. Date

**WARRANTY DEED  
KNOW ALL MEN BY THESE PRESENTS:**

THAT **STEPHANIE D. THOMAS fka Stephanie D. Kunk**, a married woman, GRANTOR, of Mercer County, Ohio, for valuable consideration does hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **JOSEPH E. KAHLIG and RUTH A. KAHLIG**, husband and wife, whose tax mailing address is 361 E. Sycamore St., Coldwater, Ohio 45828, their heirs, successors, and assigns forever, the following described real estate, situated in the Village of Coldwater, County of Mercer, State of Ohio, and bounded and described as follows:

Situated in the State of Ohio, County of Mercer and in the Village of Coldwater and being Lot No. 331 in Fetzer's Third Addition to the Village of Coldwater, Ohio as found on the recorded plat of said Village.

Prior Instrument Reference: Vol. 53, Page 720 and Instrument no. 200900007378 of the Official Records of Mercer County, Ohio

Tax ID No.: 50-711000.0000

Map No.: 08-34-112-011

Real estate taxes and assessments shall be prorated to the date of closing.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantor in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, their heirs, successors, and assigns forever.

And the said **STEPHANIE D. THOMAS** 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 Stephanie D. Thomas and William A. Thomas, a married couple hereby release their right and expectancy of dower in said premises and have hereunto set their hands on the dates set forth herein below.

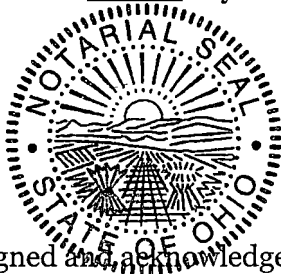
Signed and acknowledged by:

  
STEPHANIE D. THOMAS FKA  
STEPHANIE D. KUNK

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

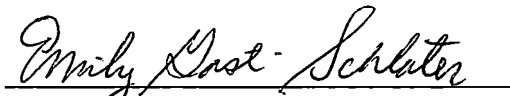
BE IT REMEMBERED, THAT on the 15<sup>th</sup> day of May, 2019 before me, the subscriber, a notary public in and for said state, personally came Stephanie D. Thomas, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Henry, Ohio the 15<sup>th</sup> day of May, 2019.



EMILY GAST-SCHLATER  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

Signed and acknowledged by:

  
Notary Public

  
WILLIAM A. THOMAS

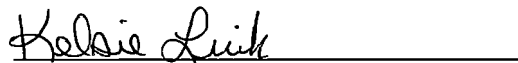
**STATE OF OHIO  
COUNTY OF MERCER SS.**

BE IT REMEMBERED, THAT on the 8<sup>th</sup> day of May, 2019 before me, the subscriber, a notary public in and for said state, personally came William A. Thomas, the spouse of Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Henry, Ohio the 8<sup>th</sup> day of May, 2019.



Kelsie Link  
Ohio  
Mercer County  
Notary Public  
My Commission Expires  
August 5, 2019

  
Notary Public

Instrument prepared by: Emily, Gast-Schlatter, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorneys at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 6787111, FAX: (419) 678-7332, E-MAIL: eschlatter@howellcolaw.com, REG. NO 0086784.