

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 10 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JUL 10 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 658.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

R. E. Grapner 7/10/19  
Deputy Aud. Date

## GENERAL WARRANTY DEED

**Gerald R. Severt and Teresa Ann Severt**, husband and wife, of Mercer County, Ohio, the Grantors, for valuable consideration paid, grants and conveys with general warranty covenants to **Patricia A. Green**, the Grantee, whose tax-mailing address is 215 Hillcrest Drive, Coldwater, Ohio 45828 the following described premises:

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

Being Lot Number Nine Hundred Fourteen (914) in Restful Acres Third Addition, as shown on the plat thereof to the Village of Coldwater, recorded in Plat Book 9 Page 26 in the Recorder's Office of Mercer County, Ohio, subject to all conditions, restrictions and easements of record.

Parcel No. 05-131000.0000

Tax Map No. 08-27-382-006

Prior Deed Reference: Vol. 262, Page 543 and also Vol. 276, Page 540 in the Deed Records 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.

Grantors grant and convey all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Patricia A. Green**. And the said **Gerald R. Severt and Teresa Ann Severt**, husband and wife, do hereby *Covenant and Warranty* 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 **Gerald R. Severt and Teresa Ann Severt**, have hereunto set her hands on this 10<sup>th</sup> day of July, 2019.

Gerald R. Severt  
Gerald R. Severt

Teresa Ann Severt  
Teresa Ann Severt

State of Ohio

County of Meruex ss:

**BE IT REMEMBERED**, that on this 10<sup>th</sup> day of July, 2019 before me the subscriber, a Notary Public in and for said county, personally came **Gerald R. Severt and Teresa Ann Severt**, 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.



**JULIA A. TUERK**  
Notary Public - State of Ohio  
My Commission Expires  
**06-03-2023**  
Recorded in M

Julia A. Tuerk  
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.