

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 15 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JUL 15 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 150<sup>90</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

Kp 7-15-19  
Deputy Aud. Date

# Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Kahlig Land Development, Inc., an Ohio Corporation, of Mercer County, Ohio  
for valuable consideration paid, *Grant With General Warranty Covenants To*

**Jesse T. Dues and Yvonne T. Dues, husband and wife,**  
**for their joint lives, remainder to the survivor of them,**  
**whose tax mailing address is 5760 Karch Road, Coldwater, Ohio 45828**

the following described real estate:

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

Being Lot Numbered 1735 of Kahlig Subdivision, Section 7, as shown on the recorded  
plat of said Addition OR Instrument #201700001005, Mercer County Recorder's  
Office, subject to all the provisions, conditions, restrictions, and easements as shown  
and recited in the "Covenants and Restrictions Applying to the Kahlig Subdivision,  
Section 7," Coldwater, Ohio, recorded in Volume OR98, Page 482 of the Official  
Records in the Office of the Mercer County Recorder.

Deed Reference: Volume OR107, Page 542, Mercer County Official Records.

Tax ID #05-009750.1735  
Tax Map #08-28-352-025

Real estate taxes and assessments 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 Grantees, **Jesse T. Dues and Yvonne T. Dues**, their heirs and assigns forever. And the said Grantor, **Kahlig Land Development, Inc.**, does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that it will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Kahlig Land Development, Inc.**, by and through its **President, Martha Bruns**, and its **Secretary, Margaret Kahlig**, have hereunto set their hands on this 2nd day of July, 2019.

Kahlig Land Development, Inc.

Martha Bruns President  
By: Martha Bruns, President

Margaret Kahlig Sec  
By: Margaret Kahlig, Secretary

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 2nd day of July, 2019, before me, the subscriber, a notary public in and for said State, personally came **Kahlig Land Development, Inc., by and through its President, Martha Bruns, and its Secretary, Margaret Kahlig**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed and the voluntary act and deed of the Corporation.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

  
Notary Public



Monica E. Rutschilling  
Notary Public - Ohio  
County of Mercer  
My Commission Expires 09-21-2020