

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 09 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFER NOT NECESSARY

AUG 09 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT **Joseph E. Thomas and Haley R. Thomas, husband and wife**, of Mercer County, Ohio

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

Joseph E. Thomas and Haley R. Thomas, husband and wife,
for their joint lives, remainder to the survivor of them,
whose tax mailing address is 814 N. Parkview Drive, Coldwater, Ohio 45828

the following described real estate:

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

Being Lot Number Eight Hundred Ninety-seven (897) in Selhorst Eighth Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded plat of said Village. As a part of the consideration for this conveyance, and in consideration of the incorporation of like covenants, in any and all conveyances of other lots in said addition, the grantees herein for themselves and their heirs, executor, administrators and assigns, hereby covenant and agree to and with the said grantors, their successors and assigns, for the use and benefit of said grantors, their successors and assigns, and of every other person who shall or may become the owner of or may have titled derived immediately or remotely from, through or under said grantors, their successors and assigns, to any lot or parcel of land situated in said addition, to confirm to all the provisions, conditions, restrictions and easements as shown and recited on the plat of said Selhorst Eighth Addition, filed for record on the 1st day of December 1964 and recorded in Plat Book 9, Page 19, Recorder's Office, Mercer County, Ohio.

Tax ID #05-129200.0000
Tax Map #08-28-329-022

Deed Reference: Instrument #201900002522, Mercer County Recorder's Office.

Grantees shall pay the real estate taxes due and payable in February 2020 and thereafter.

And 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 Grantees, **Joseph E. Thomas and Haley R. Thomas**, their heirs and assigns forever. And the said Grantors, **Joseph E. Thomas and Haley R. Thomas**, do hereby *Covenant and Warrant* 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 **Joseph E. Thomas and Haley R. Thomas, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 8th day of August, 2019.

Joseph E. Thomas

Joseph E. Thomas

Haley R. Thomas

Haley R. Thomas

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 8th day of August, 2019, before me, the subscriber, a notary public in and for said State, personally came **Joseph E. Thomas and Haley R. Thomas, 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 official seal on the day and year last aforesaid.

Judy A. Koesters
Notary Public



JUDY A. KOESTERS
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.