

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 14 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

AUG 14 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 98.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP 8-14-19
Deputy Aud. Date

**WARRANTY DEED
(JOINT AND SURVIVORSHIP)**

KNOW ALL MEN BY THESE PRESENTS:

THAT RICHARD TODD ANDRES, an unmarried adult, GRANTOR, of Mercer County, Ohio, for valuable consideration does hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **ADAM R. LIETTE and TRACY M. LIETTE**, Grantees, whose tax mailing address is 3276 State Route 219, Coldwater, Ohio, 45828, *for their joint lives, the remainder to the survivor of them*, the following described real estate, situated in the Township of Butler, County of Mercer, and State of Ohio, and bounded and described as follows:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the northeast quarter of the northwest quarter of Section 31, Township 6 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at the north quarter post of said Section 31 as shown on a survey by B. R. Gebhart, Registered Surveyor No. 3909, dated June 20, 1959, and recorded in Survey Book 8, Page 5; thence, north 89°20' west, along the north line of the northwest quarter of said Section 31 and the centerline of State Route 219, as shown on said Gebhart survey, a distance of one hundred forty-four and 02/100 (144.02) feet to a point. Said point being the place of beginning for the parcel to be conveyed by this instrument; thence, continuing north 89°20' west, along the last described line, a distance of twenty-five and 98/100 (25.98) feet to the northeast corner of a tract of land conveyed to Philip E. and Edna J. Andres by deed recorded in Deed Volume 225, Page 147; thence, south 00°14'22" west, along said Andres' east line, a distance of three hundred and 07/100 (300.07) feet to a 5/8 inch iron bar at the southeast corner thereof; thence, south 01°34'29" west, along the west line of a 1.92 acre tract of land conveyed to Edgar J. and Rosemary Heitkamp by deed recorded in Deed Volume 243, page 562, a distance of fifty-five and 08/100 (55.08) feet to a point in the approximate center of an open ditch; thence North 80°51'09" east, along the approximate center of said open ditch, a distance of seventy-one and 34/100 (71.34) feet to a point; thence north 00°10'22" west, a distance of ninety-one and 57/100 (91.57) feet to a 5/8 inch iron bar; thence, south 89°51'13" west, a distance of forty-two and 46/100 (42.46) feet to a 5/8 inch iron bar; thence north 00°14'22" east, a distance of two hundred fifty-two and 03/100 (252.03) feet to the place of beginning. Containing 0.305 acre of land more or less. Subject to all easements and right-of-way of record. Reference is made to a survey by B.R. Gebhart mentioned above and to a retracement of said survey by Gordon L.

Geeslin, Registered Surveyor 5372, dated June 21, 1985, both of which are on file in the County Engineer's Office.

LAST TRANSFER: Deed Book 327, Page 202 of the Mercer County, Ohio Deed Records.

Parent:

Tax #03-031600.0100
Map #08-31-100-013

Add-to:

Tax #03-031700.0100
Map #08-31-100-014

Grantor shall pay all real estate taxes and assessments due and payable in July 2019, and Grantees shall pay all real estate taxes and assessments due thereafter.

And the said **RICHARD TODD ANDRES** does hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that he will defend the same against all lawful claims of all persons whomsoever.

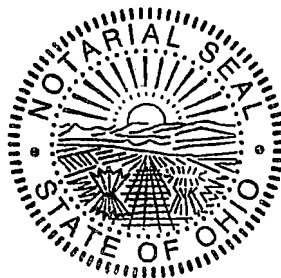
Signed and acknowledged by:


RICHARD TODD ANDRES


STATE OF OHIO
COUNTY OF MERCER SS.

BE IT REMEMBERED, THAT on the 13th day of August, 2019, before me, the subscriber, a notary public in and for said state, personally came **RICHARD TODD ANDRES** the 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 13th day of August, 2019.



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


Notary Public

Instrument prepared by: Emily Gast-Schlatter, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorney at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: eschlatter@howellcolaw.com, REG. NO 0086784.