

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

TRANSFERRED


SEP 25 2019

SEP 25 2019

MERCER COUNTY
TAX MAP DEPARTMENT

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee [#] 528.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

 9/25/19
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Jason E. Heitkamp and Rachel M. Heitkamp, husband and wife, of Mercer County, Ohio

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

Joelle R. Hemmelgarn
her heirs and assigns forever
whose tax mailing address is 625 Plum Drive, Coldwater, Ohio 45828

the following described real estate:

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

Being Lot Number Seven Hundred Sixty (#760) in Selhorst Fourth Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded plat.

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, executors, administrators and assigns, hereby covenant and agree to and with the said grantor, its successors and assigns, for the use and benefit of said grantor, its successors and assigns, and of every other person who shall or may become the owner of, or may have title derived immediately or remotely from, through or under said grantor, its successors and assigns, to any lot or parcel of land situated in said addition to conform to all the provisions, conditions, restrictions and easements as shown and recited on the plat of said Selhorst Fourth Addition, recorded in Plat Book 6, Page 18, and also to conform to all the provisions, conditions, restrictions and easements as shown and recited in the "Covenants and Restrictions Applying to Selhorst Fourth Addition", Coldwater, Ohio, recorded in Volume 2, Page 339, of the Miscellaneous Record in the Office of the Mercer County Recorder.

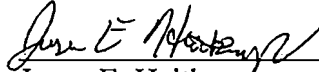
Deed Reference: Instrument #201100004087, Mercer County Recorder's Office.

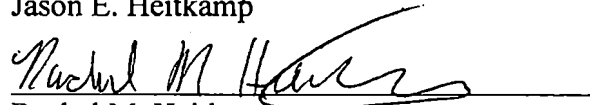
Tax ID #05-114900.0000
Tax Map #08-28-452-004

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

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 Grantee, **Joelle R. Hemmelgarn**, her heirs and assigns forever. And the said Grantors, **Jason E. Heitkamp and Rachel M. Heitkamp**, 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 **Jason E. Heitkamp and Rachel M. Heitkamp, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 21st day of September, 2019.


Jason E. Heitkamp


Rachel M. Heitkamp

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 21st day of September, 2019, before me, the subscriber, a notary public in and for said State, personally **Jason E. Heitkamp and Rachel M. Heitkamp, 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.


Notary Public



Rachel Koesters
Notary Public • State of Ohio
My Commission Expires:
September 2, 2024