

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 13 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 13 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 752.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
KS 12/13/2019
Deputy Aud. Date

Ohio Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

THAT JESSICA ANN KAHLIG, NKA JESSICA ANN FEATHERS AND STEVEN A.

FEATHERS, Wife and Husband, the GRANTORS, in consideration of One and No/100

(\$1.00) Dollar and Other Valuable Considerations to them paid by JEREMY J. BERTKE

AND PAMELA M. BERTKE, Husband and Wife, for their joint lives, the remainder to the

survivor of them, the GRANTEES, whose address is 6597 Brookside Dr., Celina, OH

*45822, the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell and***

***Convey** to the said JEREMY J. BERTKE AND PAMELA M. BERTKE, Husband and Wife,*

for their joint lives, the remainder to the survivor of them, the GRANTEES, the following

described Real Estate situate in the Township of Franklin, County of Mercer, and State of

Ohio, to-wit:

Being Lot Number Forty-one (41) of Brookside Estates, which
Subdivision is recorded in Plat Cabinet 1, Pages 173-175, Mercer
County Recorder's Records of Plats, as said Lot is shown upon the
recorded plat thereof, and subject to all easements, conditions,
restrictions, and rights of way of record.

Also:

Being a part of the southwest portion of Lot 42 of Brookside Estates
Subdivision of part of Section 29, T-6-S, R-3-E, Franklin Township,
Mercer County, Ohio, and more particularly described as follows:

Commencing at the southeasterly corner of said Lot 42; thence S 69°
53' 42" W, along the southerly line of said Lot 42, for a distance of
93.73 feet to a 5/8" re-rod w/cap (set), said re-rod being the POINT OF
BEGINNING;

Thence continuing along the southerly line of said Lot 42 - S 69° 53' 42"
W, for a distance of 19.67 feet to a 5/8" re-rod w/cap (set);

Thence N 60° 24' 45" W for a distance of 37.26 feet to a 5/8" re-rod
w/cap (set) on the easterly edge of channel;

Thence N 08° 43' 42" E, along the easterly edge of the afore said channel for a distance of 16.05 feet to a 5/8" re-rod w/cap (set);

Thence S 60° 24' 45" E, for a distance of 55.70 feet to the POINT OF BEGINNING, containing therein 697 square feet. Prepared by James M. Kent, PS 6792 OH with reference hereby made to a plat of survey; Kent Surveying drawing #2649, dated 1/25/97.

Parcel No.: 09-119300.4500

Tax Map No.: 09-29-103-006

Property Address: 6597 Brookside Drive, Celina, Ohio 45822

Last Transfer: Instrument # 201400001655 of Mercer County, Ohio

and all the Estate, Title and Interest of said GRANTORS in and to the said

premises; To have and to hold the same, with all the privileges and

appurtenances thereunto belonging, to said GRANTEES, forever.

And the said GRANTORS do hereby Covenant and Warranty that the title so conveyed is Clear, Free and Unincumbered; and Further, that they will Defend the same against all lawful claims of all persons whomsoever. All taxes and assessments shall be prorated to the date of closing.

IN WITNESS WHEREOF, the said JESSICA ANN KAHLIG, NKA JESSICA ANN FEATHERS AND STEVEN A. FEATHERS, Wife and Husband, the GRANTORS, who hereby release all their right and expectancy of Dower in the said premises, have hereunto set their hands this 10 day of December, in the year of our Lord two thousand and nineteen.


JESSICA ANN FEATHERS


STEVEN A. FEATHERS

STATE OF OHIO, COUNTY OF MERCER, ss:

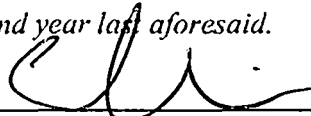
Be it Remembered, That on this 10 day of December, in the year of our Lord two thousand and nineteen, before me, a subscriber, a Notary Public in and for said county, personally came JESSICA ANN KAHLIG, KNA JESSICA ANN FEATHERS AND STEVEN A. FEATHERS, Wife and Husband, the

Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Official Seal on the day and year last aforesaid.



ELIJAH ZAMUDIO
Notary Public
State of Ohio
My Comm. Expires
October 27, 2024



Notary Public

No examination of the records pertaining to the title to this Real Estate was done, for none was requested by either Grantors or Grantees.

This Instrument Prepared By: Shaun A. Putman, Attorney at Law
PUTMAN LAW OFFICES, LLC
111 East Main Street, Suite 105
Van Wert, Ohio 45891
Telephone: 419-238-2200