

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

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MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 0 5 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 476.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 2/5/2020
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT J Marbaugh Rentals, LLC, an Ohio Limited Liability Company, of Mercer County, Ohio

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

Nathaniel E. Borger
his heirs and assigns forever,
whose tax mailing address is 309 E. College Street, Coldwater, Ohio 45828

the following described real estate:

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

Being all of Lot Number Three Hundred Thirteen (313) in the Village of Coldwater, Mercer County, Ohio, as the same is shown on the recorded plat thereof subject to all easements, restrictions, limitations and right of way imposed thereon and the zoning regulations of the Village of Coldwater, Ohio.

Deed Reference: Instrument #201500001284, Mercer County Recorder's Office.

Tax ID #05-069300.0000
Tax Map #08-34-112-002

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 Grantee, **Nathaniel E. Borger**, his heirs and assigns forever. And the said Grantor, **J Marbaugh Rentals, LLC, an Ohio Limited Liability Company**, 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 **J Marbaugh Rentals, LLC, an Ohio Limited Liability Company**, by and through its Sole Member, **Jerry Marbaugh**, has hereunto set his hand on this 31st day of January, 2020.

J Marbaugh Rentals, LLC

Jerry L. Marbaugh
By: Jerry L. Marbaugh, Sole Member

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 31st day of January, 2020, before me, the subscriber, a notary public in and for said State, personally came **J Marbaugh Rentals, LLC, an Ohio Limited Liability Company, by and through its Sole Member, Jerry Marbaugh**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed and the authorized act and deed of the Company.

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


Notary Public



Matthew B. McCollum
Notary Public • State of Ohio
My Commission Expires:
August 25, 2024