

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 02 2020

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

APR 02 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 313.30  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
4/2/2020  
Deputy Aud. Date

## Know All Men by These Presents:

(General Warranty Deed)

**THAT Berniece F. Braun, unmarried,** of Mercer County, Ohio

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

**John D. Barnett**

**his heirs and assigns forever**

**whose tax mailing address is 259 E. Sycamore Street, Coldwater, Ohio 45828**

the following described real estate:

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

Being Lot Number Seven Hundred Sixty-five (765) in Lefeld First Addition in the  
Village of Coldwater, Mercer County, Ohio, as the same is shown on the recorded  
plat of said Lefeld First Addition, in Plat Book 7, Page 14, in the Recorder's Office of  
Mercer County, Ohio.

Deed Reference: Volume OR30, Page 539, Mercer County Official Records.

Tax ID #05-115400.0000

Tax Map #08-34-152-002

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, **John D. Barnett**, his heirs and assigns forever. And the said Grantor, **Berniece F.  
Braun**, does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and*

*Unencumbered*, and that she will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Berniece F. Braun, unmarried**, who hereby releases all her right and expectancy of dower in said premises, has hereunto set her hand on this 1st day of April, 2020.

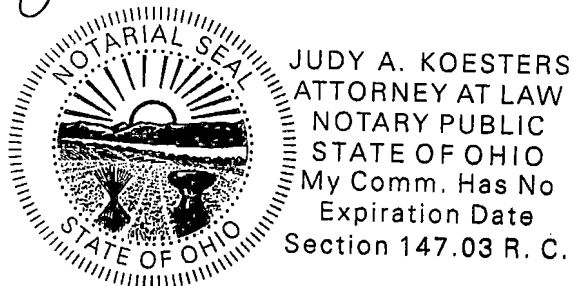
Berniece F. Braun  
Bernice F. Braun

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 1st day of April, 2020, before me, the subscriber, a notary public in and for said State, personally came **Berniece F. Braun, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her 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



Instrument Prepared By: Judy A. Koesters, Attorney at Law, 201 E. Vine Street, Coldwater, Ohio 45828 (419) 678-2378 braun.barnett3.20/deeds20/mr