

TRANSFERRED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 09 2020

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RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 542.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KF 4/9/2020
Deputy Aud. Date

MERCER COUNTY
TAX MAP DEPARTMENT

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

CHARLES F. GINTER III and JESSICA M. GINTER, husband and wife, of Mercer County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to **JBA ENTERPRISE LLC**, whose tax mailing address is PO Box 436, St Henry, OH 45883, the following real property:

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

Being Lot No. Seven Hundred Fifty-four (754) in Selhorst Fourth Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded plat; subject to all conditions, provisions, restrictions and easements as same are shown and recited on the plat of Selhorst Fourth Addition, as recorded in Plat Book 6, Page 18, as though same were rewritten herein.

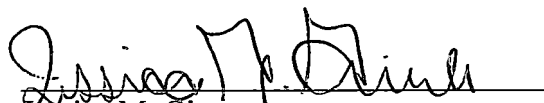
Parcel No. 05-114200.0000
Map No. 08-28-452-008

Last Transfer: Instrument No. 201500003579, Recorder's Office of Mercer County, Ohio.

Real estate taxes and assessments shall be pro-rated to the date of closing.

IN WITNESS WHEREOF, the said **CHARLES F. GINTER III and JESSICA M. GINTER, husband and wife**, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 28th day of March, 2020.

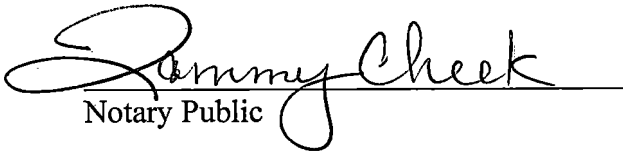

Charles F. Ginter III


Jessica M. Ginter

WARRANTY DEED (CHARLES F. GINTER III & JESSICA M. GINTER TO JBA ENTERPRISE LLC) 2

STATE OF OHIO, COUNTY OF MERCER, SS:

The foregoing instrument was acknowledged before me this 28th day of March, 2020, by **CHARLES F. GINTER III and JESSICA M. GINTER, husband and wife.**


Notary Public



TAMMY CHEEK
NOTARY PUBLIC STATE OF OHIO
RECORDED IN MERCER CO
My Commission Expires: 4/5/23

Prepared by Steven P. Mielke, Attorney at Law, 425 East Spring Street, St. Marys, Ohio 45885
realestate\ginter.JBA.deed