

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 20 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 20 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 525⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP 4.20.2020
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that NICK DILWORTH, married, Grantor,
for valuable consideration paid, grants, with general warranty covenants, to NICOLE F.
SCHOENHERR and KEVIN SCHOENHERR, wife and husband, for their joint lives with the
remainder to the survivor of them, Grantees, whose tax mailing address is 217 S. Wayne St., Ft.
Recovery, OH 45846, for the following real property (the "Property"):

Situated in the Village of Ft. Recovery, County of Mercer and State of Ohio, to-
wit:

Being Lot Number One (1) in Winter's Addition to the Village of Ft. Recovery,
Gibson Township side, as same is set forth on the recorded plat thereof in Plat Book
1, Page 103, of the Plat Records of Mercer County, Ohio, subject to all legal
easements and restrictions of record imposed thereon and zoning ordinances of the
Village of Ft. Recovery, Ohio.

Parcel Number: 17-024200.0000
Tax Map Number: 13-16-127-001

Prior Instrument Reference: Instrument# 200700002655.

The Property is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

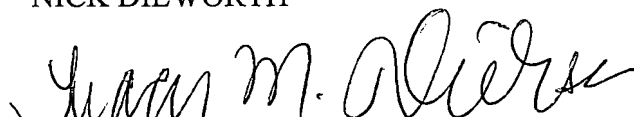
- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules, and regulations;
- (iv) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

Tracy M. Dilworth, wife of Grantor, releases all rights of dower therein.

Executed on the 16th day of April, 2020.



NICK DILWORTH



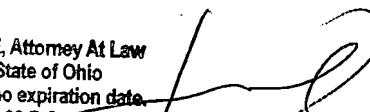
TRACY M. DILWORTH

STATE OF OHIO)
)SS:
COUNTY OF MERCER)

The foregoing instrument was acknowledged before me this 16th day of April, 2020 by Nick Dilworth and Tracy M. Dilworth.



KEITH M. SCHNELLE, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R.C.



Notary Public

This instrument prepared by Schnelle Law Office, LLC, Sidney, Ohio 45365.