Instrument #202000006139 Recorded: 9/29/2020 11:29 AM 2 Pages, DEED

Total Fees: \$34.00 Angela N. King, Recorder, Mercer County, OH Dropped off by: KOESTERS/JUDY

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

SEP 292020

MERCER COUNTY TAX MAP DEPARTMENT

SEP 2 9 2020

RANDALL E. GRAPNER COUNTY AUDITOR MERCER COUNTY, OHIO

TRANSFERRED Exemption paragraph, conveyance Fee 5/6 30 The Grantor and Grantee of this deed have complied with the provisions of R.C. Sec 319. 202 Randall E. Grapner Mercer Could / Auditor.

Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, Cody J. Garwood and Heather M. Garwood, husband and wife, for valuable consideration, paid, grants, with general warranty covenants, to

Ross Forsthoefel

whose tax mailing address is 407 East Walnut Street, Coldwater, Ohio 45828, the following real property:

Situated in the VILLAGE of COLDWATER, COUNTY of MERCER, STATE of OHIO, and more fully described as follows:

Being known as Lot Number Two Hundred Seventy-four (274) in Fetzer's Second Addition to the Village of Coldwater, Ohio.

Tax Parcel I.D. #05-065100.0000 / Tax Map #08-34-113-002

Prior Instrument Reference: Instrument #201800004590, Mercer County Recorder's Records.

Grantors and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

And for valuable consideration Cody J. Garwood and Heather M. Garwood, husband and wife, do hereby remise and release unto the said Grantee, his heirs and assigns, all their right and expectancy of dower in the above described premises.

Instrument #202000006139 Recorded: 9/29/2020 11:29 AM Pages: 2 of 2, DEED

Dated: <u>9/24/2020</u>

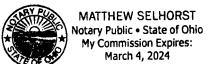
Cody J. Garwood

Heather M. Garwood

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Cody J. Garwood and Heather M. Garwood, husband and wife,** who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Celina, Mercer County, Ohio, on this 24 day of September, A.D. 2020.



Matt Seller

Notary Public for Ohio

My Commission: