

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 29 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 29 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 516³⁰
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 9-29-2020
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.

Dated: 9/24/2020

Cody J. Garwood
Cody J. Garwood

Heather M. 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.



MATTHEW SELHORST
Notary Public • State of Ohio
My Commission Expires:
March 4, 2024

Math Selhorst
Notary Public for Ohio
My Commission:

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822
At Request of: **Bruns Realty Group**, 127 W. Sycamore St., Suite 5, Coldwater, OH 45828