

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

SEP 30 2020

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

SEP 30 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 35<sup>00</sup>  
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 9-30-2020  
Deputy Aud. Date

## WARRANTY DEED

### *KNOW ALL MEN BY THESE PRESENTS:*

That **Robert W. Grunden and Lynn R. Grunden**, husband and wife, the grantors, in consideration of one dollar and other good and valuable consideration, to them in hand paid by **Rebecca Jeanne Wenning**, whose tax-mailing address is 4861 State Route 219, Coldwater, OH 45828, do hereby grant, bargain, sell, and convey, with general warranty covenants, to the said **Rebecca Jeanne Wenning**, her heirs and assigns forever, the following described real estate:

*DWS*

Being part of Lot #568 in the Subdivision of Out Lot Number 59 located in the Village of Coldwater, the Southeast Quarter of Section 28, Town 6 South, Range 2 East, Butler Township, Mercer County, Ohio, and described as follows:

Commencing at a Brass Plug Found marking the South Quarter Post of Section 28;

Thence North 01° 44' 03" East along the West line of the Southeast Quarter of Section 28, a distance of thirty-six and zero hundredths feet (36.00') to a point;

Thence South 88° 28' 27" East (Basis of Bearings) along the North right of way line of W. Main Street, a distance of one hundred forty-five and seventy hundredths feet (145.70') to an Iron Pin Set, marking the TRUE POINT OF BEGINNING;

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Grunden to Wenning

Thence North 01° 31' 33" East along the East line of a tract recorded in Instrument #201600000415, a distance of one hundred thirty-nine and fifty-one hundredths feet (139.51') to an Iron Pin Set;

Thence South 88° 28' 27" East along the South line of a tract recorded in Instrument #201700001188, a distance of thirty and zero hundredths feet (30.00') to an Iron Pin Set;

Thence South 01° 31' 33" West a distance of one hundred thirty-nine and fifty-one hundredths feet (139.51') to an Iron Pin Set;

Thence North 88° 28' 27" West along the North right of way line of W. Main Street, a distance of thirty and zero hundredths feet (30.00') to the TRUE POINT OF BEGINNING, containing 0.096 acres of land more or less.

Said tract to be subject to all highways and any other easements or restrictions of record.

Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237 in February of 2020 and is on file with the Mercer County Engineer's Office.

	Add to:
Parent Permanent Parcel #05-095300.0000	Parcel #05-095100.0000
	Add to:
Parent Tax Map #08-28-453-016	Map #08-28-453-014

Last Transfer: Instrument #2016-0010, Mercer County Recorder's Office.

Grantee agrees to pay all real estate taxes and assessments due and payable in January of 2021 and thereafter.

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Grunden to Wenning

and all the estate, right, title, and interest of the said grantors in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to the said grantee, her successors and assigns forever.

In Witness Whereof, the said grantors have hereunto set their hands this 30<sup>th</sup> day of September, 2020.

  
Robert W. Grunden

  
Lynn R. Grunden

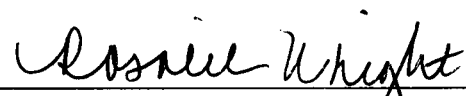
State of Ohio, County of Mercer, SS:

On this 30<sup>th</sup> day of September, 2020, before me, a notary public in and for said county, personally came Robert W. Grunden and Lynn R. Grunden, husband and wife, the grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

SEAL

ROSALIE WRIGHT, Notary Public  
In and for the State of Ohio  
My Commission Expires January 10, 2021

  
Notary Public – State of Ohio

Instrument prepared by: David Wm. Bruns, Attorney Reg. #0002539, 123 West Main Street, Box 71, Coldwater, OH 45828; Phone: 419-678-4317