

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Jan 25 2021
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

Jan 25, 2021
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$553.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319, 202 Randall E. Grapner, Mercer
County Auditor.
KS Jan 25, 2021
Deputy Aud. Date

After Recording Send To:
TerraTitle, LLC
6718 Loop Road
Centerville, Ohio 45459

GENERAL WARRANTY DEED

STEVEN MICHAEL HOWARD and JOHANNA ELIZABETH HOWARD, husband and wife, hereinafter Grantors, of Tulsa County, Oklahoma, for valuable consideration paid, grant, with general warranty covenants, to **CAROL G. JUTTE**, hereinafter Grantee, whose tax-mailing address is 218 South Wayne Street, Fort Recovery, Ohio 45846, the following real property:

SITUATE IN SECTION 9, TOWN 15, RANGE 1, VILLAGE OF FORT RECOVERY, TOWNSHIP OF GIBSON, COUNTY OF MERCER, AND STATE OF OHIO: COMMENCING 30 FEET NORTH OF THE NORTHEAST CORNER OF OUTLOT NUMBER THREE (3) IN THE SOCIETY OF THE MOST PRECIOUS BLOOD'S FIRST ADDITION TO THE VILLAGE OF FORT RECOVERY, GIBSON TOWNSHIP SIDE, RUNNING THENCE NORTH ON AND ALONG THE WEST SIDE OF WAYNE STREET 82.50 FEET; THENCE WEST 165.00 FEET; THENCE SOUTH 82.50 FEET; THENCE EAST 165.00 FEET TO THE PLACE OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL NUMBER: 17-003300.0000 Map No. 13-09-360-006

COMMONLY KNOWN AS: 206 SOUTH WAYNE STREET, FORT RECOVERY, OHIO 45846

The real property described above is conveyed subject to and excepted from the general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession. To have and to hold, the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantors, either in

law or equity, to the only proper use, benefit and behalf of the Grantee forever. And, the Grantors do hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances. Grantors and any other person claiming under Grantors shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth.

Prior instrument reference: 201900002052

Executed by the undersigned this 12 day of January, 2021.



STEVEN MICHAEL HOWARD


JOHANNA ELIZABETH HOWARD

STATE OF OKLAHOMA
COUNTY OF Tulsa

The foregoing instrument was acknowledged before me this 12 day of January, 2021, by **STEVEN MICHAEL HOWARD** and **JOHANNA ELIZABETH HOWARD**, husband and wife, who are personally known to me or have produced Ohio Dr Lic as identification and, furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.




NOTARY PUBLIC Dorothy Matthews

This instrument prepared by: Jay A. Rosenberg, Esquire, Rosenberg LPA, Attorney at Law, 3805 Edwards Road - Suite 550, Cincinnati, Ohio 45209 (513) 247-9605