

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

FEB 10 2021

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

FEB 10 2021

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **675<sup>50</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 2-10-2021  
Deputy Aud. Date

## Know All Men by These Presents: (General Warranty Deed)

**THAT Ryan D. Lefeld and Mary K. Lefeld, fka Mary K. Sowder, husband and wife,**  
of Mercer County, Ohio

for valuable consideration paid, *Grant With General Warranty Covenants To*

**Zachary Alan Homan,  
his successors and assigns forever,  
whose tax mailing address is 412 E. Walnut Street, Coldwater, Ohio 45828**

the following described real estate:

Situated in the Village of Coldwater, County of Mercer and State of Ohio, to-wit:

Being the East One-half of the East One-half of Out Lot Number Ten (10) of the  
incorporated Village of Coldwater, Ohio, as the same is shown on the recorded plat of  
said Village.

Excepting therefrom a strip Forty-nine (49) feet and Six (6) inches along the South part  
thereof which was dedicated to the Village of Coldwater, Ohio, for street purposes,  
namely Walnut Street.

Subject to all easements, conditions, restrictions and rights of way of record.

ALSO: A perpetual Easement to maintain, use and retain a fence, garage, and driveway  
on the following described property:

Situated in the Village of Coldwater, Mercer County, Ohio, and located within Out Lot  
Number Ten (10), being more particularly described as follows:

Commencing at the intersection of the East line of said Lot Number Ten with the North  
right-of-way line of Walnut Street; thence S 89°32'11" W, 58.52 feet along the North  
right-of-way line of Walnut Street to a point, being the Point of Beginning; thence  
continuing S 89°32'11" W, 3.00 feet along the last described line to a point; thence N  
00°13'48" E, 141.23 feet to a point; thence N 89°40'36" E, 3.00 feet along the  
centerline of an unimproved alley to a point; thence S 00°13'48" W, 141.23 feet along  
the West property line of Stephen Kaup to the Point of Beginning, encompassing  
423.66 square feet of land, more or less.

Reference is made and bearings taken from an unrecorded plat by Richard Mote,  
Registered Surveyor #5552, dated February 25, 1994.

The Easement shall run with the land and shall be binding on the parties hereto and all  
future owners of the property.

Deed Reference: Instrument # 201600006589 and #201600006590, Mercer County Recorder's Office.


Tax ID #05-023700.0000

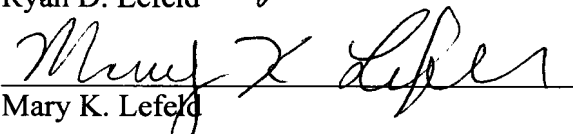
Tax Map #08-34-109-021

Real estate taxes and assessments shall be prorated to date of closing.

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 said Grantee, **Zachary Alan Homan**, his heirs and assigns forever. And the said Grantors, **Ryan D. Lefeld and Mary K. Lefeld, husband and wife**, do hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Ryan D. Lefeld and Mary K. Lefeld, fka Mary K. Sowder, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 6 day of January, 2021.

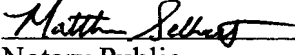
  
\_\_\_\_\_  
Ryan D. Lefeld

  
\_\_\_\_\_  
Mary K. Lefeld

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 6 day of January, 2021, before me, the subscriber, a notary public in and for said State, personally came **Ryan D. Lefeld and Mary K. Lefeld, fka Mary K. Sowder, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

  
\_\_\_\_\_  
Notary Public



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