

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 24 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 24 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee **ED**
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
Deputy Aud. Date

2-24-2021

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Lee G. Westgerdes, married, of Mercer County, Ohio

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

**Lee G. Westgerdes and Julie A. Westgerdes, husband and wife,
for their joint lives, remainder to the survivor of them,
whose tax mailing address is 317 E. Walnut Street, Coldwater, Ohio 45828**

the following described real estate:

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

Being Lot Number Two Hundred Seventy-one (271) in Fetzers Second Addition to the Village of Coldwater, Mercer County, Ohio, as shown on the recorded plat thereof in Volume 2, Page 77, of the Plat Records of Mercer County, Ohio, subject to all easements and restrictions of record imposed thereon and the zoning restrictions of the Village of Coldwater.

Deed Reference: Instrument #201600001890, Mercer County Recorder's Office.

Tax ID #05-064800.0000

Tax Map #08-34-110-004

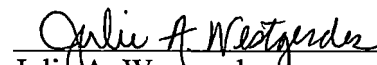
Real estate taxes and assessments shall be prorated to date of closing.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Lee G. Westgerdes and Julie A. Westgerdes**, their heirs and assigns forever. And the said Grantor, **Lee G. Westgerdes**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that he will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Lee G. Westgerdes and Julie A. Westgerdes, his wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 23rd day of February, 2021.



Lee G. Westgerdes



Julie A. Westgerdes

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 23rd day of February, 2021, before me, the subscriber, a notary public in and for said State, personally came **Lee G. Westgerdes and Julie A. Westgerdes, his 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.



KARI L. KOESTERS
Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

Kari L. Koesters
Notary Public