

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 09 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 09 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 735.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

48 3/9/2021
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Dennis Guggenbiller and Elizabeth A. Guggenbiller, husband and wife, of Mercer County, Ohio for valuable consideration paid, *Grant With General Warranty Covenants To*

Todd A. Biersack and Michelle R. Biersack,
for their joint lives, remainder to the survivor of them,
whose tax mailing address is 78490 Calle Remo, La Quinta, CA 92253

the following described real estate:

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

Being Lot #1125 in the Selhorst 13th Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded plat of said Addition in Plat Book 11, Page 13, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all the restrictions, conditions and provisions shown on said plat and also in Miscellaneous Volume 6, Page 102, all in the Recorder's Office, Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein, and subject to zoning restrictions of the Village of Coldwater, Ohio.

Deed Reference: Instrument #201700000162, Mercer County Recorder's Office.

Tax ID #05-153300.0000
Tax Map #08-28-329-009

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 Grantees, **Todd A. Biersack and Michelle R. Biersack**, their heirs and assigns forever. And the said Grantors, **Dennis Guggenbiller and Elizabeth A. Guggenbiller, husband and wife**, do hereby *Covenant and Warrant* 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 **Dennis Guggenbiller and Elizabeth A. Guggenbiller, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 9th day of March, 2021.


Dennis Guggenbiller


Elizabeth A. Guggenbiller

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 9th day of March, 2021, before me, the subscriber, a notary public in and for said State, personally came **Dennis Guggenbiller and Elizabeth A. Guggenbiller, 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.



JULIA A. TUENTE
Notary Public - State of Ohio
My Commission Expires
06-03-2023
Recorded In Mercer County


Notary Public

Instrument Prepared By: Erin M. Abels, Attorney at Law, 201 E. Vine Street, Coldwater, Ohio
45828 (419) 678-2378 guggenbiller.biersack.j&s3.21/deeds21/ek