

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 11 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 11 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **157⁵⁰**
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 **6-11-2021**
Deputy Aud. Date

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

THAT Zachary A. Homan, unmarried, of Mercer County, Ohio

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

Steven P. Schoen

his heirs and assigns forever

whose tax mailing address is 1215 Ft. Recovery Minster Road, Ft. Recovery, Ohio 45846

the following described real estate:

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

Being all of Lot Number Seven Hundred and Two (702) and the West One-half (1/2)
of Lot Number Seven Hundred and Three (703) in Oppenheim Second Addition, as
shown on the recorded plat of said Village.

Deed Reference: Instrument #202000000718, Mercer County Recorder's Office.

Tax ID #05-109000.0000

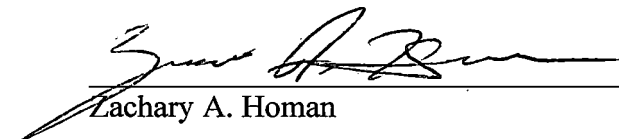
Tax Map #08-33-204-007

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

**As a condition of this conveyance, Grantor and his heirs, successors and assigns
forever agree that only a single-dwelling shall be constructed on the above-
described property.**

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
Grantee, **Steven P. Schoen**, his heirs and assigns forever. And the said Grantor, **Zachary A.
Homan**, does hereby *Covenant and Warrant* 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 **Zachary A. Homan, unmarried**, who hereby releases
all his right and expectancy of dower in said premises, has hereunto set his hand on this 10th day
of June, 2021.


Zachary A. Homan

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 10th day of June, 2021, before me, the subscriber, a notary public in and for said State, personally came **Zachary A. Homan, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his 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
Notary Public



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