

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 27 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 27 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

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

489/27/2021
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

TODD A. KLOSTERMAN AKA TODD KLOSTERMAN and EMILY S. KLOSTERMAN, husband and wife, of Auglaize County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to **KLOSTERMAN VESTED INTERESTS, LLC, an Ohio Limited Liability Company**, whose tax mailing address is 15713 St. Rt. 116, St. Marys, Ohio 45885, the following real property:

TRACT 1

Situate in the City of Celina, County of Mercer and State of Ohio, to wit;

Being a parcel of land in Outlot Number Sixteen (16) East of Celina, located within the corporation limits of the City of Celina, Ohio, Jefferson Township, Mercer County, Ohio, and surveyed by Floyd L. Kugel, a registered surveyor, and more definitely described as follows:

Beginning at an inch iron pipe at the intersection of the East line of Buckeye Street of the City of Celina, Ohio, with the North right of way of the L. E. & W. Railroad, now known as the Nickel Plate Railroad; thence North 0°00' along the East line of Buckeye Street, a distance of 9.90 feet to inch iron pipe, starting point of survey; thence North 0°00' along said line of Street, a distance of 69.94 feet to an iron pipe; thence South 89°55'30" East, a distance of 78.00 feet to an iron pipe; thence South 0°02' W, a distance of 13.04 feet to an iron pipe; thence South 53°57' West, a distance of 96.51 feet to that place of beginning, bearings are assumed.

The above parcel also being a part of Section Six (6) South, Town Six (6), Range Three (3) East, Jefferson Township, Mercer County, Ohio.

Parcel No. 27-274200.0000

Map No. 09-06-176-005

Address: 132 S. Buckeye Street, Celina, Ohio 45822

WARRANTY DEED (TODD A. & EMILY S. KLOSTERMAN TO KLOSTERMAN VESTED INTERESTS, LLC) 2

Last Transfer: Instrument No. 200600004267, Recorder's Office of Mercer County, Ohio.

TRACT 2

Situated in Township of Franklin, County of Mercer and State of Ohio, to-wit:

The south one-half (S½) of lot two (2) in Grandhaven Subdivision.

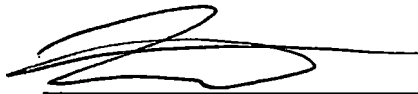
Parcel No. 09-028000.0000

Map No. 09-20-282-002

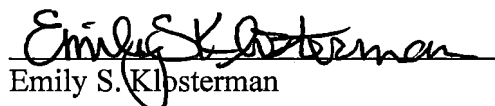
Address: 6955 St. Rt. 219, Celina, Ohio 45822

Last Transfer: Instrument No. 201600001237, Recorder's Office of Mercer County, Ohio.

IN WITNESS WHEREOF, the said **TODD A. KLOSTERMAN AKA TODD KLOSTERMAN and EMILY S. KLOSTERMAN, husband and wife**, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 27th day of 8/26, 2021.



Todd A. Klosterman



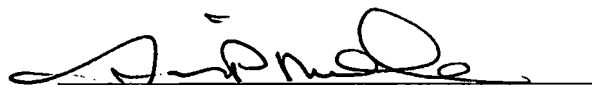
Emily S. Klosterman

STATE OF OHIO, COUNTY OF AUGLAIZE, SS:

The foregoing instrument was acknowledged before me this 26th day of August, 2021, by **TODD A. KLOSTERMAN AKA TODD KLOSTERMAN and EMILY S. KLOSTERMAN, husband and wife.**



STEVEN P. MIELKE
ATTORNEY AT LAW
Notary Public • State of Ohio
My commission has no expiration date.
Section 147.03 R.C.



Notary Public

Prepared by Steven P. Mielke, Attorney at Law, 425 East Spring Street, St. Marys, Ohio 45885
corporation\klosterman vested interests\deed to LLC (mercer)