

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

OCT 12 2021

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

OCT 12 2021

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 875.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
KS 10/12/2021  
Deputy Aud. Date

**WARRANTY DEED  
(JOINT AND SURVIVORSHIP)**

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT RANDALL EVANS**, an unmarried man, GRANTOR, of Mercer County, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **SCOTT R. WENDEL and KIMBERLY A. WENDEL**, Grantees, whose tax mailing address is 709 Black Eagle Drive, Fort Recovery, Ohio 45846, *for their joint lives, the remainder to the survivor of them*, the following described real estate:

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

Being Lot numbered Forty-two (42) in Indian Heights Subdivision Phase III, as same is set forth on the recorded plat thereof in Plat Cabinet 1, Pages 327 and 328, in the Recorder's Office of Mercer County, Ohio.

LAST TRANSFER: Instrument #202000003607 of the Official Records of the Mercer County Recorder's Office.

Tax #17-010120.0242

Map #13-16-229-012

Grantees shall pay all real estate taxes and assessments due and payable in February, 2022 and thereafter.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantor in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, their heirs, successors, and assigns forever.

And the said **RANDALL EVANS** 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.

Signed and acknowledged by:

  
**RANDALL EVANS**


**STATE OF OHIO  
COUNTY OF MERCER**

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October, 2021 by Randall Evans, unmarried man.

Acknowledgement only. No oath or affirmation was administered to the Signer(s).



**KELSIE A. LINK**  
Notary Public, State of Ohio  
My Commission Expires  
August 5, 2024

  
Notary Public

Instrument prepared by: Emily Gast-Schlater, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorney at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: eschlater@howellcolaw.com, REG. NO 0086784.

Without the benefit of a title exam.