

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 06 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 06 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **434⁰⁰**
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 **12-6-2021**
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT **Cody L. Madaj, married**, of Mercer County, Ohio

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

Kegan T. Timmerman and Taylor A. Post
for their joint lives, remainder to the survivor of them,
whose tax mailing address is 314 S. Market Street, Coldwater, Ohio 45828

the following described real estate:

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

Being Inlot Number One Hundred Twenty-four (124) in the incorporated Village of Coldwater, Mercer County, Ohio, as shown on the record plat of said Village.

Deed Reference: Instrument #201900001952, Mercer County Recorder's Office.

Tax ID #05-049200.0000

Tax Map #08-33-235-007

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, **Kegan T. Timmerman and Taylor A. Post**, their heirs and assigns forever. And the said Grantor, **Cody L. Madaj**, 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 **Cody L. Madaj and Breana M. Madaj, his wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 29th day of November, 2021.

Cody L. Madaj
Cody L. Madaj

Breana M. Madaj
Breana M. Madaj

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 29th day of November, 2021, before me, the subscriber, a notary public in and for said State, personally came **Cody L. Madaj and Breana M. Madaj, his wife**, 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.

Rachel Koesters
Notary Public



Rachel Koesters
Notary Public • State of Ohio
My Commission Expires:
September 2, 2024