

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 29 2022

MERCER COUNTY
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee **787.50**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

Deputy Aud. Date

KS 3/29/2022

TRANSFERRED

MAR 29 2022

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

OHIO WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, Steve J. Bollenbacher and Maggie A. Bollenbacher, husband and wife,
for valuable consideration, paid, grants, with general warranty covenants, to

Geraldine Josephine French, an unmarried woman

whose tax mailing address is 402 East Main Street, Coldwater, Ohio 45828, the following
real property:

Situated in the **VILLAGE** of **COLDWATER**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**, and
bounded and described as follows, to-wit:

Being all of Out-Lot Number Thirty-four (34) to the Village of Coldwater, Ohio, as the same is
shown on the recorded plat thereof, Recorder's Office, Mercer County, Ohio, subject to all
easements, restrictions, conditions and limitations imposed thereon and the zoning regulations
of the Village of Coldwater, Ohio.

Tax Parcel I.D. #05-007100.0000 / Tax Map #08-27-360-008

Prior Instrument Reference: Instrument #201900005610, Mercer County Recorder's Records.

Grantors and Grantee hereby acknowledge and agree that all real estate taxes and special
assessments shall be prorated to the date of closing.

And for valuable consideration **Steve J. Bollenbacher and Maggie A. Bollenbacher, husband and wife**, do hereby remise and release unto the said Grantee,
her heirs and assigns, all their right and expectancy of dower in the above described
premises.

Dated: March 29, 2022



Steve J. Bollenbacher

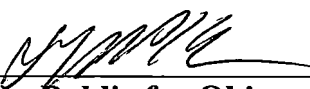


Maggie A. Bollenbacher

STATE OF OHIO – COUNTY OF MERCER – ss:

This is an acknowledgement, no oath or affirmation was administered to the signer as a part of this notarial act. Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Steve J. Bollenbacher and Maggie A. Bollenbacher, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, on this 29th day of March, A.D. 2022.



Notary Public for Ohio
My Commission: INDEFINITE



JEFFREY P. KNAPKE
ATTORNEY AT LAW
Notary Public • State of Ohio
My Commission has
no expiration date
Section 147.03 R.C.

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822
At Request of: **Bruns Realty Group**, 127 W. Sycamore St., Suite 5, Coldwater, OH 45828