

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES


MAY 06 2022

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 06 2022

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 700.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
 5/6/2022
Deputy Aud. Date

**WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS:**

THAT **ALAN M. VOGEL and JANEL M. VOGEL, f.k.a. JANEL M. BROERING**, husband and wife, GRANTORS, of Mercer County, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **RYAN BROERING**, whose tax mailing address is 91 E. Main St., Burkettsville, Ohio 45310, his heirs, successors, and assigns forever, the following described real estate:

Situated in the Village of Burkettsville, County of Mercer and State of Ohio, bounded and described as follows:

Being Lots Number Three (3) and Four (4) in Rammel Addition to the Village of Burkettsville, Ohio, as shown on the recorded plat of said Addition.

Deed Reference: Instrument # 201600001271 of the Mercer County, Ohio, Official Records.

Tax ID #22-013100.0000 and Tax ID #22-013200.0000
Tax Map #14-34-457-003 and Tax Map #14-34-457-004

All taxes and assessments due and payable shall be prorated to the date of closing.

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

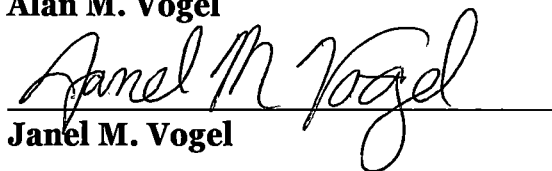
And the said **Alan M. Vogel and Janel M. Vogel** do hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that they will defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said **Alan M. Vogel and Janel M. Vogel**, husband and wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 2nd day of May, 2022.

Signed and acknowledged by:



Alan M. Vogel



Janel M. Vogel

STATE OF OHIO


COUNTY OF MERCER

The foregoing instrument was acknowledged before me this 2 day of May, 2022 by Alan M. Vogel and Janel M. Vogel, husband and wife.

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



MATTHEW J. WUEBKER
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03


Notary Public

Instrument prepared by: Matthew J. Wuebker, Gast-Schlater HOWELL, GAST-SCHLATER & CO., L.P.A., Attorneys at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 6787111, FAX: (419) 678-7332, E-MAIL: mwuebker@howellcolaw.com, REG. NO 0091134.