

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 25 2022

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 25 2022

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 525.00
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 7/25/2022
Deputy Aud. Date

**WARRANTY DEED
(JOINT AND SURVIVORSHIP)**

KNOW ALL MEN BY THESE PRESENTS:

THAT Austin J. Klosterman, a married man, GRANTOR, of Mercer County, Ohio, for valuable consideration does hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **JAIME A. CERVANTES AND ANA I. CERVANTES, GRANTEES**, whose tax mailing address is 901 Edgewood Drive, Coldwater, Ohio 45828, *for their joint lives, the remainder to the survivor of them*, the following described real estate, situated in the Village of Coldwater, County of Mercer, State of Ohio, and bounded and described as follows:

Situated in the Township of Butler, in the County of Mercer, and State of Ohio:

Being Lot No. 1756 in the Replat of Lot 21, Original Plat of the Village of Coldwater, Mercer County, Ohio, as originally recorded Plat Book 1, Page 201, with the replat being recorded as instrument No. 201900000314 in the Recorder's Office of Mercer County, Ohio.

Tax ID No.: 05-034800.0000
Map No.: 08-33-230-010

LAST TRANSFER: Instrument #201900001695 of the Mercer County, Ohio Official Records.

All real estate taxes and assessments shall be prorated to the date of closing.

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 **Austin J. Klosterman** 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.

IN WITNESS WHEREOF, The said Austin J. Klosterman and his spouse Courtney L. Klosterman, husband and wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 22nd day of July, 2022.

Signed and acknowledged by:



EMILY GAST-SCHLATER
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
Sec. 147.03 O.R.C.

Austin J. Klosterman
Austin J. Klosterman
Courtney L. Klosterman
Courtney L. Klosterman

STATE OF OHIO
COUNTY OF MERCER

The foregoing instrument was acknowledged before me this 22nd day of July, 2022 by Austin J. Klosterman and Courtney L. Klosterman, husband and wife.

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

Emily Gast-Schlatter
Notary Public

Instrument prepared by: Matthew J. Wuebker, 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: mwuebker@howellcolaw.com, REG. NO 0091134.