Instrument #202200003993 Recorded: 8/15/2022 11:19 AM 2 Pages, DEED

Total Fees: \$34.00 Angela N. King, Recorder, Mercer County, OH Dropped off by: PLS/LOU

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

TRANSFERRED

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

AUG 1 5 2022

AUG 15 2022

KP 8-15-2022

MERCER COUNTY
TAX MAP DEPARTMENT

RANDALL E. GRAPNER COUNTY AUDITOR MERCER COUNTY, OHIO

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that TERRY L. JEFFRIES, unmarried, the Grantor, for valuable consideration paid, grants with general warranty covenants to TRISHINA R. JEFFRIES, the Grantee, whose tax mailing address is c/o Trishina R. Jeffries, 414 E. Elizabeth Street, Coldwater, Ohio 45828, the following described real property:

BEING AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED PARCEL:

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

Being Lot Number Four Hundred Fifty-seven (457) in Fairview Addition to the Incorporated Village of Coldwater, Mercer County, Ohio, as the same is shown on the recorded plat of said Village, subject to all easements, conditions, restrictions and rights-of-way of record.

Prior Instrument Reference: Instrument No. 201700002459

 Tax Parcel Number:
 05-083700.0000

 Tax Map Number:
 08-27-358-013

Address of Property: 414 E. Elizabeth Street, Coldwater, OH 45828

Subject to all easements, conditions, legal highways, restrictions of record, and the lien of unpaid real estate taxes.

A title examination was not performed during the preparation of this instrument.

Executed this Ith day of August	, 2022.	

Notary Acknowledgement

STATE OF OHIO)
) ss
COUNTY OF MERCER)

Before me, a Notary Public in and for said State, personally appeared Terry L. Jeffries, unmarried, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 11th day of

Witness my hand and official seal.

Notary Public Will CANKINGUL



Brettny Nicole Goodspeed Notary Public - State of Ohio My Commission Expires 5-14-2025 Recorded in Mercer County

This instrument prepared by:

Evin Z. Bachelor, Attorney

PURDY, LAMMERS & SCHIAVONE, ATTYS.

113 East Market Street, P.O. Box 404

Celina, Ohio 45822