

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

Sep 08 2022  
MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

Sep 08, 2022  
RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$490.00  
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 Sep 08, 2022  
Deputy Aud. Date

Space above reserved for use by Recorder's Office

**Warranty Deed**

KNOW ALL MEN BY THESE PRESENTS, THAT, Kegan T. Timmerman, a single person, and Taylor A. Post, a single person, GRANTOR(S), who claims title by or through Instrument Recorded as 202100007354 in the Official records of Mercer County Ohio Recorder's Office, for valuable consideration in hand paid one hundred forty thousand and 00/100 (\$140,000.00), grants, with general warranty covenants to Bradley O. Grohoske and Brianna J. Grohoske, husband and wife, for their joint lives, remainder to the survivor of them, the GRANTEE(S), whose tax mailing address will be 2611 Russell Woods Drive, Delaware, OH 43015 the following Real Property:

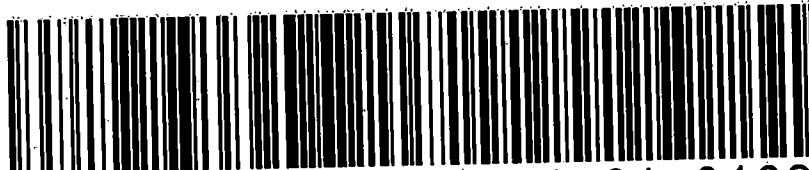
SITUATED IN THE VILLAGE OF COLDWATER IN THE COUNTY OF MERCER IN THE STATE OF OHIO

BEING IN LOT NUMBER ONE HUNDRED TWENTY-FOUR (124) IN THE INCORPORATED VILLAGE OF COLDWATER, MERCER COUNTY, OHIO, AS SHOWN ON THE RECORD PLAT OF SAID VILLAGE.

Permanent Parcel No(s): 05-049200.0000  
Tax Map No: 08-33-235-007  
Commonly Known As: 314 S. Market Street, Coldwater, OH 45828

SUBJECT to all easements, covenants, conditions, restrictions, rights-of-way, and reservations of record and all zoning and legal highways, if any; Real Estate taxes and assessments both general and special, which are a lien not yet due and payable and which have been prorated through the date of closing.

TO HAVE AND TO HOLD same unto Grantee(s), and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.



EXECUTED this X 2nd day of X September, 2022.

X Kegan T. Timmerman  
Kegan T. Timmerman

X Taylor A. Post  
Taylor A. Post

STATE OF Ohio COUNTY OF Mercer ss.

The foregoing instrument was acknowledged before me this 9/02/2022 by Kegan T. Timmerman, a single person, and Taylor A. Post, a single person.



**Linda G. Youmans**  
Notary Public • State of Ohio  
My Commission Expires:  
April 14, 2023  
Recorded in Auglaize County

X Linda G. Youmans Notary Public  
My commission expires X Apr 14, 2023

Instrument prepared by without examination of title:

W. Scott Leaman  
Diaz Anselmo & Associates P.A.  
1771 W. Diehl Ste 120  
Naperville, IL 60563  
(630) 453-6800

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