

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

**TRANSFERRED**

SEP 19 2022

SEP 19 2022

MERCER COUNTY  
TAX MAP DEPARTMENT

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee \$ 665.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

*[Signature]* 9/19/2022  
Deputy Aud. Date

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

**THAT** JBA Enterprises, LLC, an Ohio limited liability company, GRANTOR, of Mercer County, Ohio, for valuable consideration does hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **JENNIFER LYNN HOPPLE**, whose tax mailing address is 702 Marian Drive, Coldwater, Ohio 45828, her heirs, successors, and assigns forever, the following described real estate:

Situated in the Village of Coldwater, County of Mercer and State of Ohio:

Being Lot No. Seven Hundred Fifty-four (754) in Selhorst Fourth Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded plat; subject to all conditions, provisions, restrictions and easements as same are shown and recited on the plat of Selhorst Fourth Addition, as recorded in Plat Book 6, Page 18, as though same were rewritten herein.

Tax Number: 05-114200.0000

Map Number: 08-28-452-008

Last transfer: Instrument 202000001750 of the Official Records of the Mercer County, Ohio Recorder's Office.

Street address of property: 702 Marian Drive  
Coldwater, Ohio 45828

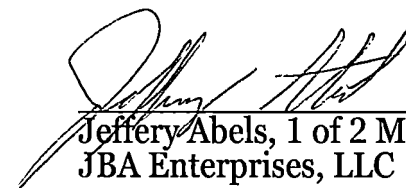
Real estate taxes shall be prorated to the date of closing.


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 Grantee, her successors and assigns forever.

And the said JBA Enterprises, LLC does hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that it will defend the same against all lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, The said JBA Enterprises, LLC, an Ohio limited liability company, through all of its duly authorized members, Jeffery Abels and Beverly Abels, and hereby executes this deed on this 19th day of September, 2022

Signed and acknowledged by:


  
Jeffery Abels, 1 of 2 Members of  
JBA Enterprises, LLC

  
Beverly Abels, 2 of 2 Members of  
JBA Enterprises, LLC

**STATE OF OHIO  
COUNTY OF MERCER**

The foregoing instrument was acknowledged before me this 19th day of September, 2022 on behalf of JBA Enterprises, LLC by Jeffery Abels and Beverly Abels, said company's members.

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

  
Notary Public



**PAULA J. BARHORST**  
Notary Public, State of Ohio  
My Commission Exp. Mar. 9, 2024

Instrument prepared by: Paul E. Howell, 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: phowell@howellcolaw.com, REG. NO 0029631.