

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES  
  
Oct 11 2022  
MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**  
Oct 11, 2022  
RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

**ET**  
Exemption/Conveyance Fee \$0.00  
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 Oct 11, 2022  
Deputy Aud. Date

**General Warranty Deed**  
(Per O.R.C. 5302.05)

Steven J. Wenning and Jodi E. Wenning, married to each other, of Mercer County, Ohio, for  
valuable consideration paid, grants, with general warranty covenants, to Steven J. Wenning and  
Jodi E. Wenning, Co-Trustees, or their Successor(s) as Trustee(s) of "The Wenning Family Trust,  
dated May 31, 2022" whose tax-mailing address is:

1102 Buckeye Drive  
Coldwater, Ohio 45828

**Their entire interest in the following Real Property:** Situated in the Village of Coldwater, in the  
County of Mercer, in the State of Ohio and being more particularly bounded and described as  
follows in the attached Exhibit "1", herein incorporated by reference.

Subject however to all easements, covenants and restrictions of record.

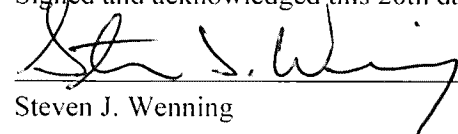
Parcel No: 05-012850.1701

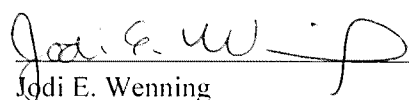
Tax Map No.: 08-28-151-033

Commonly Known As: 1102 Buckeye Drive, Coldwater, Ohio 45828

Prior Instrument Reference: Instrument No. 201800000252 of the Official Records of Mercer  
County, Ohio

Signed and acknowledged this 26th day of May 2022.

  
Steven J. Wenning

  
Jodi E. Wenning

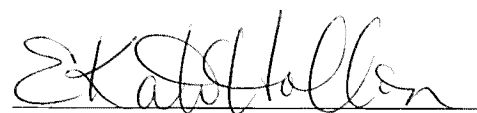
State of Ohio )  
)ss.  
County of Shelby )

**BE IT REMEMBERED**, that on this 26th day of May 2022, before me, the subscriber, a notary  
public in and for said county, personally came Steven J. Wenning and Jodi E. Wenning, the  
Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and  
deed, for the purposes herein mentioned.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my seal on this  
day and year aforesaid.



**E. KATE HOLLON**  
Notary Public, State of Ohio  
My Commission Expires  
March 31, 2024

  
Notary Public, State of Ohio

Prepared By  
Cooper, Adel, Vu & Associates, LPA  
Mitchell J. Adel, Esq.  
30 Overbrook Drive, Monroe Ohio 45050  
1-800-798-5297

**Exhibit "1"**

**PARCEL NUMBER: 05-012850.1701**

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

Being Lot #1701 in Northfield Estates Fifth Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said addition at Instrument No. 201500005419, Mercer County Recorder's Office.

Subject to all restrictions, conditions, and provisions shown on said plat as recorded at Instrument No. 201500005418, Mercer County Recorder's Office, which are incorporated herein by reference, the same as if fully rewritten herein and subject to the zoning restrictions of the Village of Coldwater, Ohio.

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Prior Instrument Reference: Instrument No. 201800000252 of the Official Records of Mercer County, Ohio