

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

OCT 27 2022

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

OCT 27 2022

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 175.80  
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 10/27/2022  
Deputy Aud. Date

### Ohio General Warranty Deed

THAT Jeremy M. Koester and Kalie L. Koester, husband and wife, Grantors, for  
valuable consideration paid, *Grant With General Warranty Covenants To*

**Judy L. Zehringer, whose address is 221 Briarwood Dr. Coldwater, Ohio  
45828**

the following described real estate:

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

Being Lot Number One Thousand Seven Hundred Three (1703) in Northfield  
Estates Fifth Addition to the Village of Coldwater, Ohio, as shown on the Plat  
recorded in Instrument #201500005419, Official Records of Mercer County, Ohio.  
Said conveyance is subject to all easements, conditions, restrictions and  
reservations as set forth on said plat and the covenants and restrictions set forth in  
Instrument #20150005418, Official Records of Mercer County, Ohio, 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.

Last Transfer: Instrument #201700000927, Mercer County Official Records.

Parcel #05-012850.1703

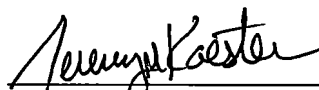
Tax Map #08-28-151-035

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

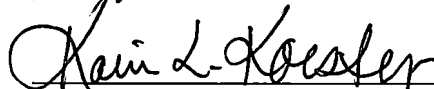
Deed – Page 2  
Koester to Zehringer

The Grantors, Jeremy M. Koester and Kalie L. Koester, husband and wife, release all rights of dower herein.

Witness our hands this 26<sup>th</sup> day of October, 2022.



Jeremy M. Koester



Kalie L. Koester

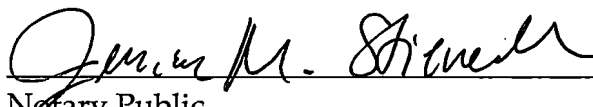
STATE OF OHIO, COUNTY OF MERCER, SS:

BEFORE ME, a notary public in and for said County and State, personally appeared the above named Jeremy M. Koester and Kalie L. Koester, husband and wife, who acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on this 26<sup>th</sup> day of October, 2022.



JESSICA M STIENECKER  
Notary Public  
State of Ohio  
My Comm. Expires  
September 9, 2027



Notary Public

Instrument Prepared By: Kalie L. Koester, 214 N. Cedar St. Coldwater, Ohio 45828