

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

Nov 04 2022  
MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

Nov 04, 2022  
RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$1067.50  
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 Nov 04, 2022  
Deputy Aud. Date

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Toby J. Metzger and Chelsea R. Metzger, husband and wife**, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **Cody S. Stammen**, whose tax mailing address is 1650 Union City Road, Fort Recovery, Ohio 45846, the following described real property:

Situate in the Township of Gibson, County of Mercer, and State of Ohio, to-wit:

Commencing at a point in the center of the Hillgrove Pike, said point being located Twelve Hundred Eleven (1211) feet East and Two Hundred Forty-six (246) feet North 19° East on the centerline of said Pike of the Southwest corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen(16), Town Fifteen(15) North, Range One (1) East, Gibson Township, Mercer County, Ohio; thence East on an established line One Hundred Fifty (150) feet; thence North 19° East, One Hundred Sixteen (116) feet; thence West One Hundred Fifty (150) feet to the centerline of said pike; thence South 19° West on the centerline of said Pike, One Hundred Sixteen (116) feet to the place of beginning, containing Thirty-eight Hundredths (0.38) of an acre of land, more or less.

Subject to: Legal highways, easements, restrictions of record, taxes, and assessments to date.

**Prior Instrument Reference:** Instrument No. 201700003760

**Tax Parcel Number:** 16-014400.0000

**Tax Map Number:** 13-16-300-010

**Address of Property:** 1650 Union City Road, Fort Recovery, Ohio 45846

Grantors and Grantee herein agree that the real estate taxes and assessments will be prorated to the date of closing.

Grantors hereby release all rights and expectancy of dower in the above described real estate.

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

Executed this 3<sup>rd</sup> day of November, 2022.

Toby J Metzger  
Toby J. Metzger

Chelsea R Metzger  
Chelsea R. Metzger

**Notary Acknowledgement**

STATE OF Ohio )  
COUNTY OF Muscor ) ss.

The foregoing instrument was acknowledged before me this November 3<sup>rd</sup>, 2022,  
by **Toby J. Metzger and Chelsea R. Metzger, husband and wife.**



Witness my hand and official seal.

Karen M. Tester  
Notary Public

This instrument prepared by: Evin Z. Bachelor, Attorney  
PURDY, LAMMERS & SCHIAVONE, ATTYS.  
113 East Market Street, P.O. Box 404  
Celina, Ohio 45822

After recording, return to: Four Diamond Title Services LLC  
405 Myers Road  
Celina, Ohio 45822