

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 31 2023

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JAN 31 2023

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

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

KD 1/31/2023  
Deputy Aud. Date

## Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT W & L Holdings, LLC, an Ohio Limited Liability Company, of Mercer County, Ohio

for valuable consideration paid, *Grants With General Warranty Covenants To*

**Steven E. Wendel and Amy S. Wendel, husband and wife  
for their joint lives, remainder to the survivor of them,  
whose tax mailing address is  
302 E. Wiggs Street, P.O. Box 292, Ft. Recovery, Ohio 45846**

the following described real estate:

**An undivided one-half interest in the following described real estate:**

Situate in the Village of Ft. Recovery, County of Mercer and the State of Ohio:

Lot #6 (1.538 acres) in Fort Recovery Industrial Park as set forth in the concept design plan of the Fort Recovery Industrial Park, which is incorporated herein by reference and which is recorded at Volume 1, Page 180-181.

Subject to all easements for utilities, all perpetual easements and rights-of-way for public roadway purposes and all other easements and restrictions on record and particularly therein found in Plat Volume/Cabinet 1, Pages 180-181, and all building conditions as set forth in the Ft. Recovery Industrial Park detailed construction plans found at Village Hall including but not limited to flood plain restrictions and finished floor elevations.

Deed Reference: Instrument #201600004010, Mercer County Recorder's Office.

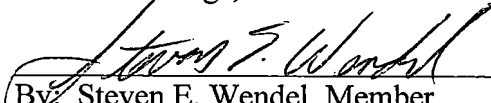
Tax ID #17-006770.0700


Tax Map #13-16-427-001

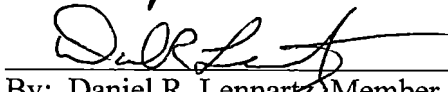
Real estate taxes and assessments shall be prorated to date of closing.

IN WITNESS WHEREOF, the said **W & L Holdings, LLC, an Ohio Limited Liability Company**, by and through all its Members, **Steven E. Wendel, Amy S. Wendel, Daniel R. Lennartz and Theresa L. Lennartz**, have hereunto set their hands on this 27th day of January, 2023.

W & L Holdings, LLC

  
By: Steven E. Wendel, Member

  
By: Amy S. Wendel, Member

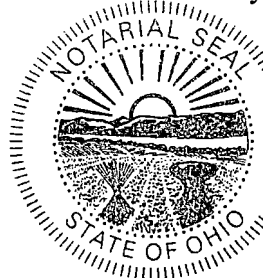
  
By: Daniel R. Lennartz, Member

  
By: Theresa L. Lennartz, Member

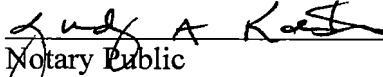
STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 27th day of January, 2023, before me, the subscriber, a notary public in and for said State, personally came **W & L Holdings, LLC, an Ohio Limited Liability Company, by and through all its Members, Steven E. Wendel, Amy S. Wendel, Daniel R. Lennartz and Theresa L. Lennartz**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed and the authorize act of the Company.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



JUDY A. KOESTERS  
ATTORNEY AT LAW  
NOTARY PUBLIC  
STATE OF OHIO  
My Comm. Has No  
Expiration Date  
Section 147.03 R. C.

  
Notary Public

Instrument Prepared By: Judy A. Koesters, Attorney at Law, 201 E. Vine Street, Coldwater, Ohio 45828 (419) 678-2378 w&lholdings.wendel1.23/deeds23/mr