

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 3 1 2023

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 3 1 2023

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, 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.
KD 1/31/2023
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Steven E. Wendel and Amy S. Wendel, husband and wife, of Mercer County,
Ohio

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

**Daniel R. Lennartz and Theresa L. Lennartz, husband and wife
for their joint lives, remainder to the survivor of them,
whose tax mailing address is
720 Black Eagle Drive, P.O. Box 71, Ft. Recovery, Ohio 45846**

the following described real estate:

Their 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 or 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.

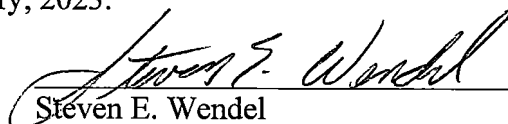
Deed Reference: Instrument #201600004010, Mercer County Recorder's Office.

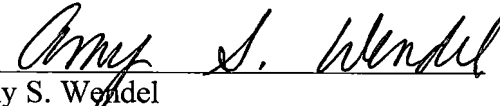
Tax ID #17-006770.0700

Tax Map #13-16-427-001

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

IN WITNESS WHEREOF, the said **Steven E. Wendel and Amy S. Wendel, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 27th day of January, 2023.

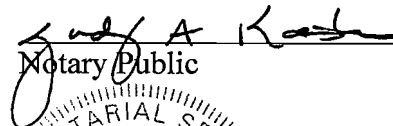

Steven E. Wendel

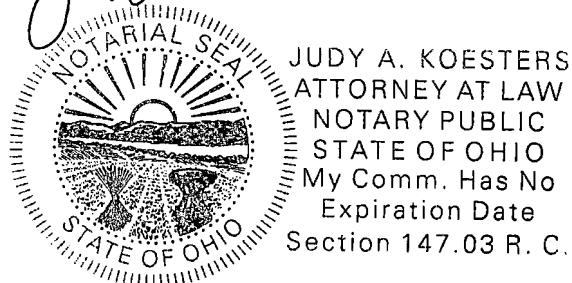

Amy S. Wendel

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 **Steven E. Wendel and Amy S. Wendel, husband and wife**, the Grantor in the foregoing deed, and 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 the day and year last aforesaid.


Notary Public



Instrument Prepared By: Judy A. Koesters, Attorney at Law, 201 E. Vine Street, Coldwater, Ohio 45828 (419) 678-2378 wendeltolennartz1.23/deeds23/mr