

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Feb 13 2023
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED
Feb 13, 2023
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$507.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319, 202 Randall E. Grapner, Mercer
County Auditor.
SS Feb 13, 2023
Deputy Aud. Date

WARRANTY DEED
(O.R.C. §5302.05)

Tyler J Goubeaux, unmarried, the Grantor, of Mercer County, Ohio for
valuable consideration paid, grants with general warranty covenants **Gabriel Heyne**,
the Grantee, whose tax mailing address will 701 Eden Ave., Coldwater, OH 45828 the
following real property:

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

Being Lot Number One Thousand Eighty-Seven (1087) in Restful Acres Eighth
Addition to the Village of Coldwater, Ohio, as the same is shown on the recorded plat
thereof, subject to all restrictions, conditions and limitations imposed thereon and the
zoning regulations of the Village of Coldwater, Ohio.

| | |
|-----------------------------|----------------------------------|
| Property Address: | 701 Eden Ave., Coldwater, OH 458 |
| Parcel No.: | 05-149400.0000 |
| Map No. | 08-27-330-008 |
| Prior Instrument Reference: | Instrument #201800004755 |

EXECUTED this 13th day of February 2023.

Tyler J Goubeaux
02/13/23 05:49:49 AM PST

Tyler J Goubeaux

STATE OF OHIO

COUNTY OF Allen

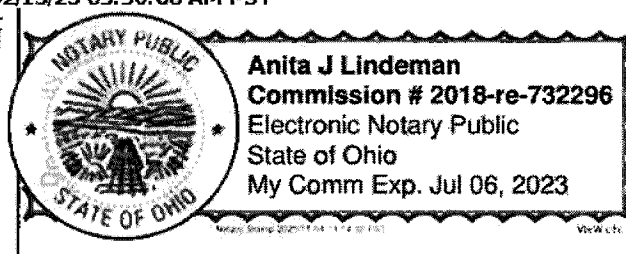
SS:

The foregoing instrument was acknowledged before me this 13th day of February 2023 by **Tyler J Goubeaux**, unmarried. **This is an acknowledgment clause; no oath or affirmation was administered to the signer.**

Anita Lindeman

02/13/23 05:50:08 AM PST

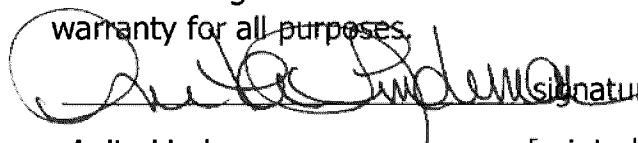
N



THIS INSTRUMENT PREPARED BY:
T. BLAIN BROCK, II - Attorney
540 West Market Street, Lima, OH

AUTHENTICATOR CERTIFICATE

I certify and warrant that the foregoing and annexed paper document being presented for record, to which this certification is attached, represents a true, exact, complete, and unaltered copy of the original electronic document. The county offices of the auditor, treasurer, recorder, and others necessary to effectuate the transfer and recording of the instrument shall be entitled to rely on such certification and warranty for all purposes.

 [signature of authenticator]

Anita Lindeman [printed name of authenticator]

22749 Jennings Delphos Rd [street address of authenticator]

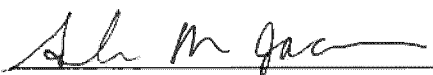
Delphos, OH 45833 [city, state, zip code of authenticator]

419-221-5343 [telephone number of authenticator]

State of Ohio)) :ss

County of Allen)

The foregoing authenticator certificate was subscribed and sworn to in my presence by ANITA LINDEMAN on this 13th day of February, 2023.



Notary Public



ALEXA M. JACKSON
Notary Public, State of Ohio
My Commission Expires
April 10, 2024