

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Feb 15 2023
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

Feb 15, 2023
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

ET
Exemption/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.
KS Feb 15, 2023
Deputy Aud. Date

General Warranty Deed
(Per O.R.C. 5302.05)

David C. Wenning and Megan N. Wenning, married to each other, of Mercer County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to David C. Wenning and Megan N. Wenning, Co-Trustees, or their Successor(s) as Trustee(s) of "The Wenning Family Trust, dated February 7, 2023" whose tax-mailing address is:

1100 Buckeye Drive, Coldwater, Ohio 45828

Their entire interest in the following Real Property: Situated in the Village of Coldwater, in the Village of Coldwater, in the County of Mercer, in the State of Ohio and being more particularly bounded and described as follows in the attached Exhibit "1", herein incorporated by reference.

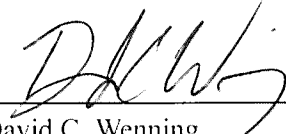
Subject however to all easements, covenants and restrictions of record.

Parcel No: 05-012850.1700; 05-038500.0000

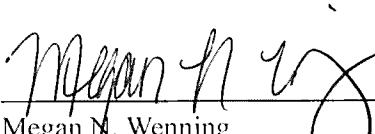
Commonly Known As: 1100 Buckeye Drive, Coldwater, OH 45828; 104 North Main Street, Coldwater, OH 45828

Prior Instrument Reference: Instrument Number: 201800000706; Instrument Number: 202100000303 of the Official Records of Mercer County, OH

Signed and acknowledged this 7th day of February 2023.



David C. Wenning



Megan N. Wenning

State of Ohio)
)ss.
County of Shelby)

BE IT REMEMBERED, that on this 7th day of February 2023, before me, the subscriber, a notary public in and for said county, personally came David C. Wenning and Megan N. Wenning, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed, for the purposes herein mentioned.

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



E. KATE HOLLON
Notary Public, State of Ohio
My Commission Expires
March 31, 2024



Notary Public, State of Ohio

Prepared By:
Cooper, Adel. Vu & Associates, LPA
Nathan Simpson, Esq.
30 Overbrook Drive, Monroe Ohio 45050
1-800-798-5297

Exhibit "1"

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

Being Lot #1700 in Northfield Estates Fifth Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said addition at Instrument #201500005419, Mercer County Recorder's Office.

Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat as recorded at Instrument #201500005418, Mercer County Recorder's Office, 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.

Commonly Known As: 1100 Buckeye Drive, Coldwater, OH 45828

Prior Instrument Reference: Instrument Number: 201800000706 of the Official Records of Mercer County, OH

PARCEL NUMBER: 05-012850.1700 Tax Map Number #08-28-151-032

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

Being a part of Lot #49 of the Village of Coldwater as the same appears upon the original recorded plat thereof, and more particularly described as follows, to-wit:

Beginning at a point 30 feet west of the southeast corner of Lot #49 aforesaid; thence North 8 rods; thence West 20 feet and 3 inches to a point; thence South 8 rods to the South line of Lot #49; thence East 20 feet and 3 inches to the place of beginning.

Commonly Known As: 104 North Main Street, Coldwater, OH 45828

Prior Instrument Reference: Instrument Number: 202100000303 of the Official Records of Mercer County, OH

PARCEL NUMBER: 05-038500.0000 Tax Map Number: #08-28-484-009