

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

⁴
MAR 01 2023


MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

⁴
MAR 01 2023

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 910.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

 3/6/2023
Deputy Aud. Date

**WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS:**

THAT JOSEPH E. THOMAS and HALEY R. THOMAS, husband and wife, GRANTORS, of Mercer County, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **RONALD L. SCHOEN**, Grantee, whose tax mailing address is 814 N. Parkview Dr., Coldwater, Ohio, 45828, his heirs, successors and assigns forever, the following described real estate:

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

Being Lot Number Eight Hundred Ninety-seven (897) in Selhorst Eighth Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded plat of said Village. As a part of the consideration for this conveyance, and in consideration of the incorporation of like covenants, in any and all conveyances of other lots in said addition, the grantees herein for themselves and their heirs, executor, administrators and assigns, hereby covenant and agree to and with the said grantors, their successors and assigns, for the use and benefit of said grantors, their successors and assigns, and of every other person who shall or may become the owner of or may have titled derived immediately or remotely from, through or under said grantors, their successors and assigns, to any lot or parcel of land situated in said addition, to confirm to all the provisions, conditions, restrictions and easements as shown and recited on the plat of said Selhorst Eighth Addition, filed for record on the 1st day of December 1964 and recorded in Plat Book 9, Page 19, Recorder's Office, Mercer County, Ohio.

Tax ID #05-129200.0000

Tax Map #08-28-329-022

Deed Reference: Instrument #201900002522, Mercer County Recorder's Office.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantors in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, their heirs, successors, and assigns forever.

And the said **JOSEPH E. THOMAS and HALEY R. THOMAS** do hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that they will defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said **JOSEPH E. THOMAS and HALEY R. THOMAS**, husband and wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 27th day of February, 2023.

Signed and acknowledged by:

Joseph E Thomas
JOSEPH E. THOMAS
Haley R Thomas
HALEY R. THOMAS

STATE OF OHIO
COUNTY OF MERCER

The foregoing instrument was acknowledged before me this 27th day of February, 2023 by Joseph E. Thomas and Haley R. Thomas, husband and wife.

Acknowledgement only. No oath or affirmation was administered to the Signer(s).



NATHAN KAUP
Notary Public, State of Ohio
My Commission Expires:
July 19, 2026

Nathan Kaup
Notary Public

Instrument prepared by: Matthew J. Wuebker, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorney at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: mwuebker@howellcolaw.com, REG. NO 0091134.