

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Apr 28 2023
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED
Apr 28, 2023
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$560.00
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 Apr 28, 2023
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **DEREK P. GOETTEMOELLER and AMANDA M. GOETTEMOELLER**, Husband and Wife, Grantors, for valuable consideration paid, grant, with general warranty covenants, to **CORTNEY R. THIEN**, Grantee, whose mailing address is 503 N. Second Street, Coldwater, OH 45828, the following real property (the "Premises"): Situate in the Township of Butler, Village of Coldwater, County of Mercer, and State of Ohio:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF THE PREMISES.

The Premises is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways; and
- (iii) Real estate taxes and assessments currently a lien on the Premises, all of which shall be prorated to date of closing.

Prior Instrument Reference: Instrument #201700003781, Mercer County Recorder.

DEREK P. GOETTEMOELLER and AMANDA M. GOETTEMOELLER, husband and wife, release all rights of dower therein.

Executed on the 28th day of April, 2023.


DEREK P. GOETTEMOELLER


AMANDA M. GOETTEMOELLER

STATE OF OHIO
COUNTY OF SHELBY / ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named DEREK P. GOETTEMOELLER and AMANDA M. GOETTEMOELLER, Husband and Wife, Grantors, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

28th In Testimony Whereof, I have hereunto set my hand and official seal, at Sidney, Ohio this day of April, 2023.



PAULA J. BARHORST
Notary Public, State of Ohio
My Commission Exp. Mar. 9, 2024


Notary Public

This instrument prepared by: Faulkner, Garmhausen, Keister & Shenk, A Legal Professional Association
Courtview Center, Suite 300, 100 S. Main Avenue, Sidney, OH 45365

X:\Files\Terri\Deeds\Thien, Cortney.Docx 4/12/2023 JMG

EXHIBIT "A"

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

Being in Section Twenty-seven (27), Town Six (6) South, Range Two (2) East, Butler Township, Mercer County, Ohio, starting at the centerline of the intersection of Vine Street and Second Street (also being known as State Route 118) of the Village of Coldwater, Ohio; thence North on and along the centerline of Second Street a distance of Four Hundred Thirty-four and Two Tenths (434.2) feet to a point, said point being the place of beginning; thence continuing North on and along the centerline of Second Street a distance of Sixty-one (61) feet to a point; thence East a distance of One Hundred Sixty-two (162) feet to a point; thence South Sixty-one (61) feet to a point; thence West a distance of One Hundred Sixty-two (162) feet to the place of beginning, subject to a Thirty (30) foot right-of-way for street purposes off the entire West side of such property.

Deed Reference: Instrument #201900002733, Mercer County Recorder's Office.

Tax ID #05-002200.0000

Tax Map #08-27-303-003

The Premises is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record; and
- (ii) All legal highways.