

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

May 16 2023
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED
May 16, 2023
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$699.70
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319. 202 Randall E. Grapner, Mercer
County Auditor.
KP May 16, 2023
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Andrea Michelle Middendorf, now known as Andrea Michelle Higgins, a married woman**, the Grantor herein, for valuable consideration paid, grants with general warranty covenants to **Michael J. Laba**, whose tax mailing address is 5297 Windward Lane, Celina, Ohio 45822, the following described real property:

Situated in the Township of Franklin, County of Mercer and State of Ohio, to-wit:

Being Lot Number 51 of South Pointe Subdivision Third Addition, a Planned Unit Development, as shown on the recorded plat thereof as recorded in Re-Plat Cabinet 3, Page 97, subject to all easements, conditions and restrictions of record, and also subject to the Declaration of Covenants, Conditions and Restrictions and Reservations of Easements as recorded in OR Volume 190, Page 1026 Mercer County Recorder's Official Records.

Subject to: Legal highways, easements, restrictions of record, taxes, and assessments to date.

Prior Instrument Reference: Instrument 202100001524
Tax Parcel Number: 09-033000.5100
Tax Map Number: 09-20-282-045
Address of Property: 5297 Windward Lane, Celina, Ohio 45822

Grantor and Grantee herein agree that the real estate taxes and assessments will be prorated to the date of closing.

Nathan Higgins, spouse of Grantor, hereby releases all rights and expectancy of dower in the above described real estate.

A title examination was not performed during the preparation of this instrument.

Executed this 12 day of May, 2023.

Andrea Michelle Middendorf
Andrea Michelle Middendorf, nka
Andrea Michelle Higgins

Nathan Higgins
Nathan Higgins, releasing dower

Notary Acknowledgement

STATE OF Ohio)
COUNTY OF Mercer) ss.

The foregoing instrument was acknowledged before me this 12th of May, 2023,
by **Andrea Michelle Middendorf nka Andrea Michelle Higgins and Nathan Higgins, wife and husband.**



KARRI E. GRAY
Notary Public*State of Ohio
My Commission Expires:
November 13, 2026
Recorded in Mercer County

Witness my hand and official seal.

Karri E Gray
Notary Public

This instrument prepared by: Evin Z. Bachelor, Attorney
PURDY, LAMMERS & SCHIAVONE, ATTYS.
113 East Market Street, P.O. Box 404
Celina, Ohio 45822

After recording, return to: Four Diamond Title Services LLC
405 Myers Road
Celina, Ohio 45822