

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

TRANSFERRED

~~Exemption paragraph~~, conveyance Fee 210⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

JUN 22 2023

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MERCER COUNTY
TAX MAP DEPARTMENT

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

KP 6-22-2023
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Shawn D. Thobe and Kristina K. Thobe, husband and wife, of Mercer County, Ohio

for valuable consideration paid, *Grants With General Warranty Covenants To*

**IL Rentals, LLC, an Ohio Limited Liability Company
its successors and assigns forever
whose tax mailing address is 1455 State Route 49, Ft. Recovery, Ohio 45846**

the following described real estate:

Being a part of In-lot No. Eleven (11) in Wiggs Addition to the East side of the Incorporated Village of Recovery, Gibson Township, and also a part of Lot No. Two (2) of Section Sixteen (16), Town Fifteen (15) North, Range One (1) East, Gibson Township, Mercer County, Ohio, and more particularly described as follows:

Beginning at an iron pin at the Southwest corner of said In-Lot Number Eleven (11), said iron pin being on the East right of way line of Elm Street and on the North right of way line of a Sixteen and Five-tenths (16.5) feet alley; thence with the North line of said alley, South 89°16' East a distance of Eighty-six and Thirty Hundredths (86.30) feet to a point at the rear of a frame garage, said point being the place of beginning for the parcel herein described; thence along the rear of said garage North 00°54' East a distance of Fifteen and Sixty-two Hundredths (15.62) feet to the Northeast corner of said garage; thence along the North side of said garage North 88°44' West a distance of Three and Seventeen Hundredths (3.17) feet to a point; thence North 01°22' East a distance of Fifty-six and Thirty Hundredths (56.30) feet to an iron pin; thence along a line South 89°16' East to a point where said line intersects the West line of State Route #49, formerly known as Mott Pike; thence Southeasterly on and along said West line of State Route #49 to a point where said West line of State Route #49 intersects the North right of way line of the previously

mentioned Sixteen and Five-tenths (16.5) feet alley; thence on and along the North line of said alley North 89°16' East to the place of beginning.

The above description prepared without benefit of survey, but it is based in part upon a survey of the South part of In-Lot Number Eleven (11), which is adjacent to the above-described property on the West, which survey was prepared by James A. VandenBosch, Registered Surveyor No. 6009, made in November, 1977.

Deed Reference: Instrument #201600005864, Mercer County Recorder's Office.

Tax ID #17-028300.0000 and #17-009600.0000

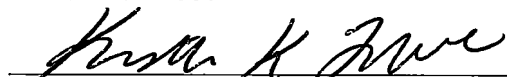
Tax Map #13-16-137-003 and #13-16-203-002

Grantee shall pay real estate taxes and assessments due and payable July 2023.

IN WITNESS WHEREOF, the said **Shawn D. Thobe and Kristina K. Thobe, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 16th day of June, 2023.



Shawn D. Thobe



Kristina K. Thobe

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 16th day of June, 2023, before me, the subscriber, a notary public in and for said State, personally came **Shawn D. Thobe and Kristina K. Thobe, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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



Notary Public



CONNIE STACHLER
Notary Public-State of Ohio
My Comm. Exp. 11-04-23

Instrument Prepared By: Judy A. Koesters, Attorney at Law, 201 E. Vine Street, Coldwater, Ohio 45828 (419) 678-2378 thobe.ilrentals4.23/deeds23/ek