

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 03 2023

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 03 2023

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee \$35.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
JS 10/3/2023
Deputy Aud. Date

Ohio Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

THAT MATTHEW A. KUNK, an unmarried adult, the GRANTOR, in consideration of One and No/100 (\$1.00) Dollar and Other Valuable Considerations to him paid by JAIME A. CERVANTES and ANA I. CERVANTES, husband and wife, for their joint lives, remainder to the survivor of them, the GRANTEES, whose address is 361 East Sycamore Street, Coldwater, Ohio 45828, the receipt whereof is hereby acknowledged, does hereby **Grant, Bargain, Sell and Convey** to the said JAIME A. CERVANTES and ANA I. CERVANTES, husband and wife, for their joint lives, remainder to the survivor of them, the GRANTEES, the following described Real Estate situate in the Village of Coldwater, County of Mercer, and State of Ohio, to-wit:

Being Lot No. 331 in Fetzer's Third Addition to the Village of Coldwater, Ohio as found on the recorded plat of said Village.

*Parcel No. 05-071100.0000 /Map No. 08-34-112-011
Property Address: 361 East Sycamore Street, Coldwater, Ohio 45828*

Last Transfer: Instrument #202100003630 of Mercer County, Ohio

and all the **Estate, Title and Interest** of said GRANTOR in and to the said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said GRANTEES, forever.

And the said GRANTOR does hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Unincumbered; and Further**, that he will **Defend** the same against all lawful claims of all persons whomsoever. Taxes and assessments shall be prorated to the date of closing.

IN WITNESS WHEREOF, the said MATTHEW A. KUNK, an unmarried adult,

the GRANTOR, has hereunto set his hand this 29th day of September, in the year of our
Lord two thousand twenty-three.


MATTHEW A. KUNK

STATE OF OHIO, COUNTY OF MERCER, ss:


This is an acknowledgment. No oath or affirmation was administered to the signers with regard to this notarial act.

***Be it Remembered, That on this 29th day of September, in the year of our
Lord two thousand twenty-three, before me, a subscriber, a Notary Public in and for said
county, personally came MATTHEW A. KUNK, an unmarried adult, the Grantor in the
foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.***

***IN TESTIMONY WHEREOF, I have hereunto subscribed my name and
affixed my Official Seal on the day and year last aforesaid.***



ANGELA STEPHENS
Notary Public
State of Ohio
My Comm. Expires
November 4, 2025


Notary Public

***No examination of the records pertaining to the title to this Real Estate was done, for none
was requested by either Grantors or Grantees.***

***This Instrument Prepared By: Shaun A. Putman, Attorney at Law
PUTMAN LAW OFFICES, LLC
111 East Main Street, Suite 105
Van Wert, Ohio 45891
Telephone: 419-238-2200***