

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

TRANSFERRED

OCT 17 2023

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MERCER COUNTY
TAX MAP DEPARTMENT

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **559.70**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
KS **10/17/2023**
Deputy Aud. Date

Ohio Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

THAT ANDREW JAMES WENDEL, 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 901 Edgewood Drive, 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 Number Three Hundred Eighty-four (384) in Birkmeyer Heights Addition to the incorporated Village of Coldwater, Ohio, as the same is shown on the recorded plat of said Village.

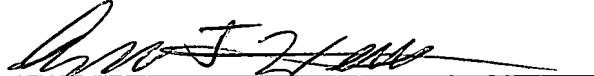
*Parcel No. 05-076400.0000 /Map No. 08-33-201-001
Property Address: 729 West Main Street, Coldwater, Ohio 45828*

Last Transfer: Instrument #202000005552 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 ANDREW JAMES WENDEL, an unmarried

adult, the GRANTOR, has hereunto set his hand this 13th day of October, in the year of our Lord two thousand twenty-three.


ANDREW JAMES WENDEL

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 13th day of October, in the year of our Lord two thousand twenty-three, before me, a subscriber, a Notary Public in and for said county, personally came ANDREW JAMES WENDEL, 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.



CALEB JAMES ZAMUDIO
Notary Public
State of Ohio
My Comm. Expires
July 20, 2027


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
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Van Wert, Ohio 45891
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