

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 13 2024

MERCER COUNTY  
TAX MAP DEPARTMENT

Ohio Warranty Deed

TRANSFERRED

MAR 13 2024

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 780<sup>50</sup>  
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 3-13-2024  
Deputy Aud. Date

## KNOW ALL MEN BY THESE PRESENTS

*THAT BERNARD J. KREMER, an unmarried adult, the GRANTOR, in consideration of One and No/100 (\$1.00) Dollar and Other Valuable Considerations to him paid by TOBIAS PROPERTIES, LLC, an Ohio Limited Liability Company, the GRANTEE, whose address is 116 S. Mill Street, Coldwater, Ohio 45828, the receipt whereof is hereby acknowledged, does hereby **Grant, Bargain, Sell and Convey** to the said TOBIAS PROPERTIES, LLC, an Ohio Limited Liability Company, the GRANTEE, the following described Real Estate situate in the City of Coldwater, County of Mercer, and State of Ohio, to-wit:*

*Being Out-Lot Numbered Forty-Eight (48) as shown on the recorded plat of said Village, LESS AND EXCEPT a strip of land Fourteen (14) feet Eleven (11) inches of uniform width off of the entire West end of said Out-Lot.*

*Parcel No. 05-019500.0000 Tax Map No. 08-33-226-012  
Property Address: 116 S. Mill Street, Coldwater, Ohio 45828*

*Last Transfer: Instrument #201900001787 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 GRANTEE, 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 BERNARD J. KREMER, an unmarried adult, the GRANTOR, has hereunto set its hand this 1<sup>st</sup> day of March, in the year of our*

Lord two thousand twenty-four.

  
BERNARD J. KREMER

**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 1 day of March, in the year of our Lord two thousand twenty-four, before me, a subscriber, a Notary Public in and for said county, personally came BERNARD J. KREMER, 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**  
111 East Main Street, Suite 105  
Van Wert, Ohio 45891  
Telephone: 419-238-2200