

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 17 2024

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 17 2024

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee **1750⁰⁰**
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
Deputy Aud. Date

4-17-2024

**WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS:**

THAT W & L Holdings, LLC, an Ohio Limited Liability Company, GRANTOR, of Mercer County, Ohio, for valuable consideration does hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **JK Miller, LLC**, an Ohio Limited Liability Company, whose tax mailing address is 1100 Commerce St., Ft. Recovery, Ohio 45846, the following described **REAL ESTATE**:

Situate in the Village of Fort Recovery, County of Mercer and State of Ohio:

Lot #6 (1.538 Acres) in Fort Recovery Industrial Park as set forth in the concept design plan of the Fort Recovery Industrial Park, which is incorporated herein by reference and which is recorded at Volume 1, Pages 180-181.

Subject to all easements for utilities, all perpetual easements and rights-of-way for public roadway purposes and all other easements and restrictions of record and particularly therein found in Plat Volume (cabinet) 1, Pages 180-181, and all building conditions as set forth in the Ft. Recovery Industrial Park detailed construction plans found at Village Hall including but not limited to flood plain restrictions and finished floor elevations.

Tax ID #17-00770.0700
Map #13-16-427-001

Prior Instrument Reference: Instrument No. 202300000699 of the Mercer County, Ohio Official Records.


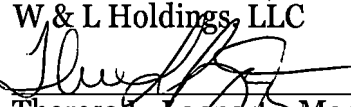
Taxes shall be prorated to the date of Closing.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the 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, its successors and assigns forever.

And the said W & L Holdings, LLC, does hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that it will defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said W & L Holdings, LLC, an Ohio Limited Liability Company, through its members, Daniel R. Lennartz and Teresa Lennartz, and hereby executes this deed on this 12th day of March, 2024.

Signed and acknowledged by:


Daniel R. Lennartz, Member of
W & L Holdings, LLC

Theresa L. Lennartz, Member of
W & L Holdings, LLC

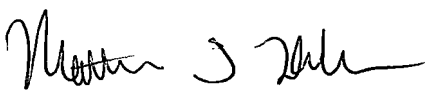
**STATE OF OHIO
COUNTY OF MERCER**

The foregoing instrument was acknowledged before me this 12th day of March, 2024 on behalf of W & L Holdings, LLC by Daniel R. Lennartz and Theresa L. Lennartz, being all of the members of W & L Holdings, LLC.

Acknowledgement only. No oath or affirmation was administered to the Signer(s).



MATTHEW J. WUEBKER
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03


Notary Public

Instrument prepared by: Matthew J. Wuebker, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorney at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: mwuebker@howellcolaw.com, REG. NO 0091134.