

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 10 2020

MERCER COUNTY
TAX MAP DEPARTMENT

Ohio Warranty Deed

TRANSFERRED

JUL 10 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 401¹⁰
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 7.10.2020
Deputy Aud. Date

KNOW ALL MEN BY THESE PRESENTS

*THAT CODY A. VOGEL AND TESSA VOGEL, Husband and Wife, the GRANTORS, in consideration of One and No/100 (\$1.00) Dollar and Other Valuable Considerations to them paid by JULIE A. MANNING, an Unmarried Woman, the GRANTEE, whose address is 102 West Walnut Street, Mendon, OH 45862, the receipt whereof is hereby acknowledged, does hereby **Grant, Bargain, Sell and Convey** to the said JULIE A. MANNING, an Unmarried Woman, the GRANTEE, the following described Real Estate situate in the Village of Mendon, County of Mercer, and State of Ohio, to-wit:*

Being Lot Number Forty-five (45) of C. Maurer's Addition to the Village of Mendon.

Tax Parcel I.D. #41-013200.0000

Tax Map No.: #03-21-457-005

Property Address: 102 West Walnut Street, Mendon, OH 45862

Last Transfer: Instrument #201700005375 of Mercer County, Ohio

*and all the **Estate, Title and Interest** of said GRANTORS 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 GRANTORS do hereby Covenant and Warrant** that the title so conveyed is **Clear, Free and Unincumbered; and Further**, that they 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 CODY A. VOGEL AND TESSA VOGEL, Husband and Wife, the GRANTORS, who hereby release all their right and expectancy of **Dower** in the said premises, have hereunto set their hands this 8 day of July, in the*

year of our Lord two thousand twenty.



CODY A. VOGEL



TESSA VOGEL

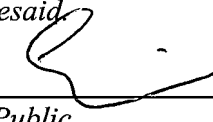
STATE OF OHIO, COUNTY OF MERCER, ss:

Be it Remembered, That on this 8 day of July, in the year of our Lord two thousand twenty, before me, a subscriber, a Notary Public in and for said county, personally came CODY A. VOGEL AND TESSA VOGEL, Husband and Wife, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their 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.



ELIJAH ZAMUDIO
Notary Public
State of Ohio
My Comm. Expires
October 27, 2024



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