

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 14 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 14 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$801.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

9/14/2020
Deputy Aud. Date

**WARRANTY DEED
(JOINT AND SURVIVORSHIP)**

KNOW ALL MEN BY THESE PRESENTS:

THAT CURTIS A. DONER, unmarried, and **TANNAR D. RUTSCHILLING**, unmarried, GRANTORS, of Mercer County, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **ANDREW A. GOODWIN and ALYSSA M. GOODWIN**, Grantees, whose tax mailing address is 7292 Prairie Brook Drive, Celina, Ohio 45822, *for their joint lives, the remainder to the survivor of them*, the following described real estate:

Situated in the Township of Franklin, County of Mercer, and State of Ohio:

Being Lot Numbered Eleven (11) of the Prairie Brooks Addition, Phase I, in Section 21, Franklin Township, Mercer County, Ohio, as shown and described on the plat thereof, recorded in the Mercer County Recorder's Plat Cabinet, Pages 271 and 272.

LAST TRANSFER: Instrument #201700001730 of the Official Records of the Mercer County, Ohio Recorder's Office.


Tax #09-063500.1100

Map #09-21-252-011

All real estate taxes and assessments shall be prorated to the date of closing.

And the said **CURTIS A. DONER and TANNAR D. RUTSCHILLING** do hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that they will defend the same against all lawful claims of all persons whomsoever.

Signed and acknowledged by:


CURTIS A. DONER

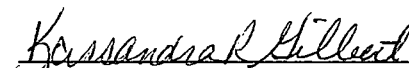
STATE OF OHIO
COUNTY OF MERCER

The foregoing instrument was acknowledged before me this 11th day of September, 2020 by Curtis A. Doner.

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



KASSANDRA R GILBERT
NOTARY PUBLIC - OHIO
COUNTY OF AUGLAIZE
MY COMMISSION EXPIRES 01-29-24


Notary Public

Signed and acknowledged by:


TANNAR D. RUTSCHILLING


STATE OF OHIO
COUNTY OF MERCER

The foregoing instrument was acknowledged before me this 11th day of September, 2020 by Tannar D. Ruthschilling.

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



KASSANDRA R GILBERT
NOTARY PUBLIC - OHIO
COUNTY OF AUGLAIZE
MY COMMISSION EXPIRES 01-29-24


Notary Public

Instrument prepared by: Emily Gast-Schlater, 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: eschlater@howellcolaw.com, REG. NO 0086784.