

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 03 2021

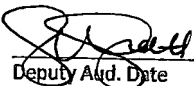
MERCER COUNTY  
TAX MAP DEPARTMENT

Ohio Warranty Deed

**TRANSFERRED**

AUG 03 2021

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>\$</sup>577.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
 8/3/2021  
Deputy Aud. Date

## KNOW ALL MEN BY THESE PRESENTS

*THAT MATHIAS R. KOESTER and CASEY E. KOESTER, husband and wife, the  
GRANTORS, in consideration of One and No/100 (\$1.00) Dollar and Other Valuable  
Considerations to them paid by TYLER W. BARTLEY, an unmarried man, the GRANTEE,  
whose address is 306 E. College St., Coldwater, Ohio 45828, the receipt whereof is hereby  
acknowledged, do hereby Grant, Bargain, Sell and Convey to the said TYLER W.  
BARTLEY, an unmarried man, the GRANTEE, the following described Real Estate situate  
in the Village of Coldwater, County of Mercer, and State of Ohio, to-wit:*

*Being Lot #310 in Fetzer's Second Addition to the Village of Coldwater, Ohio, as  
the same is shown upon the recorded plat thereof, Plat Book 2, Page 77, Mercer  
County Recorder's Office. Subject to all easements, conditions, restrictions and  
rights of way of record.*

*Parcel No. 05-069000.0000 & Tax Map No. 08-34-111-008  
Property Address: 306 E. College St., Coldwater, Ohio 45828*

*Last Transfer: Instrument #201500004679 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 MATHIAS R. KOESTER and CASEY E.  
KOESTER, 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 30<sup>th</sup> day of July, in the year of our Lord two thousand twenty-one.

Mathias R. Koester  
MATHIAS R. KOESTER

Casey E. Koester  
CASEY E. KOESTER

**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 30<sup>th</sup> day of July, in the year of our Lord two thousand twenty-one, before me, a subscriber, a Notary Public in and for said county, personally came MATHIAS R. KOESTER and CASEY E. KOESTER, 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.***



ANGELA STEPHENS  
Notary Public  
State of Ohio  
My Comm. Expires  
November 4, 2025

Angela Stephens  
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