



## FIDUCIARY DEED (Statutory Form)

Received and Recorded at \_\_\_\_\_ M.

TRANSFERRED \_\_\_\_\_

AUDITOR

RECORDED

PER \_\_\_\_\_

**Know All Men By These Presents:**

Erma E. Richie

Executor of the estate  
 Administrator of Charles C. Richie  
~~Trustee under~~  
~~Guardian of~~  
~~Receiver of~~  
~~Commissioner~~

by the power conferred by Item VI of the will, and every other  
 power, for One (\$1.00) Dollar and other/ ~~xxxxxx~~ good and valuable considerations paid, grants, with  
 fiduciary covenants, to John R. Bolon and Janice H. Bolon for their joint,  
 lives, remainder to the survivor of them,  
 whose tax mailing address is 11998 Frost Rd., Tipp City, OH 45371, the  
 following real property:

Situated in the Township of Franklin, County of Mercer and  
 State of Ohio, bounded and described as follows:

PARCEL NO. 1:

A tract of land located in the Northwest Quarter of Section 20,  
 Town 6 South, Range 3 East, more fully described as follows:

Beginning at an iron pipe marked "L", said point being on  
 East line of North Shore Drive 419.65 feet South, measured  
 along east line of North Shore Drive, from the northwest corner  
 of Section 1, of Coldwater Beach, as same is shown on recorded  
 plat thereof; thence with an interior angle of 105° 43' and a  
 distance easterly of 57 feet to an iron pipe marked "M", set  
 on Raudabaugh line; thence South 33° West a distance of 77.05  
 feet on and along Raudabaugh line to iron pipe marked "J"; thence  
 with an interior angle of 109° 02' and a distance westerly of  
 36 feet to iron pipe "K" set on east line of North Shore Drive;  
 thence with an interior angle of 85° 17' and a distance  
 northerly along east line of North Shore Drive of 62.25 feet  
 to a point of beginning, containing .075 acres. Said tract  
 being a portion of Section 1, Coldwater Beach.

PARCEL NO. 2:

Being Lot Numbered Two (2) of Section H, as the same appears  
 upon the recorded Plat of Coldwater Beach, as recorded in  
 Plat Book 4, Page 39 of the Plat Records of Mercer County, Ohio.

Last transfer of record appears in Volume 305, Page 548 of  
 the Mercer County, Ohio, Deed Records.

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

The will of Charles C. Richie states, in part, as follows:

ITEM VI. I authorize my Executor to compromise all claims for or  
 against my estate; and to sell at public or private sale at such terms  
 and prices and credit, as he may deem best, all or any part of my  
 real and personal property; and to execute, acknowledge and deliver  
 proper instruments of conveyance thereof, to any purchaser. My  
 Executor may borrow money from any source to pay debts, estate taxes,  
 and administration expenses, with or without security of estate  
 assets, as fully as if my Executor is sole owner, without consent of  
 any beneficiary of this will.

Exemption paragraph, conveyance Fee 25.00  
 The Grantor and Grantee of this deed have  
 complied with the provisions of R. C. Sec.  
 319.202 Roger A. Schwieterman, Mercer  
 County Auditor.

Deputy Aud.

Date

ENG. MAP #: 005-2024-03-007.00-09

005-2024-01-020.00-09

APPROVED

JUL 23 1991

MERCER COUNTY  
 TAX MAP DEPARTMENT  
 BY KAE

Subject to:

Prior instrument reference: Volume

page

VOL 317 PAGE 61

Witness my hand this 28th day of June, 1991.

Signed, acknowledged and delivered  
in the presence of:

Wilhelmina Unger  
Wilhelmina Unger

Walter E. Ellinger  
Walter E. Ellinger

Erma E. Richie  
Erma E. Richie, Executor of  
the estate of  
Charles C. Richie

STATE OF OHIO, MERCER COUNTY, ss:

Be it remembered, that on the 28th day of June, 1991,  
before me, the subscriber, a Notary public within and for said County, personally came  
Erma E. Richie, Executor of estate of Charles C. Richie, the grantor  
in the above conveyance, and acknowledged the signing thereof to be her voluntary act and deed, for the  
purpose mentioned therein.

In witness whereof, I have hereunto subscribed my name and affixed my official seal on the day and  
year aforesaid.

Wilhelmina Unger  
Notary Public, County, Ohio

My commission expires:

This instrument prepared by:  
Meikle, Tesno & Luth, Attys.  
100 N. Main, Celina, OH



WILHELMINA UNGER  
Notary Public - State of Ohio  
My Commission Expires August 2, 1994  
Recorded in Mercer County

\* Strike out inapplicable phrase

SECURITY LAND TITLE  
AGENCY, INC.

111 W. First St., Suite 430  
Dayton, Ohio 45402

SLT#-7861

Received for Record  
at 11:08 a.m. July 2, 1991  
and Recorded in Vol. 317 Deeds,  
page 60-61.  
Patricia L. State  
Recorder.

MEIKLE, TESNO & LUTH, ATTORNEYS

100 N. MAIN ST.  
CELINA, OHIO 45822

FIDUCIARY DEED

(Statutory Form) 31387

FROM

TO

Date TRANSFERRED

Transferred JUL 23 1991

ROGER A. SCHWIETEMAN  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

RECORDER'S OFFICE

State of Ohio, County of Mercer