

TRANSFER ON DEATH DEED

KENNETH J. NICHOLS and MARY S. NICHOLS, husband and wife, GRANTORS, of Mercer County, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to KENNETH J. NICHOLS as Grantee, tax mailing address 5319 Karafit Road, Celina, Ohio 45822, and TRANSFER ON DEATH to: Mary S. Nichols, and then to contingent beneficiaries, namely: Kay Louise Decker, Cathy Green, Robert Deskins, Mark Allen Jones and Connie Stockdale, the following described **REAL ESTATE**, and being more particularly described as follows:

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

Being Thirty-five (35) feet of uniform width off of the South side of Lot Number Four (4) and all of Lot Number Five (5), Davis Addition, Franklin Township, Mercer County, Ohio, as the same appears upon the recorded plat thereof in Plat Book 5, Page 28, of the Mercer County Recorder's Record of Plats.

Last transfer: Mercer County Deed Records, Volume 314, Page 419.

Tax Map I.D. # 09-20-2831-000; 1-007

Permanent Parcel # 09-033700.0000; 09033800.0000

Grantee assumes and agrees to pay all installments of real estate taxes.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the 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.

IN WITNESS WHEREOF, The said Grantors release their right and expectancy of dower in said premises and have hereunto set their hands, this 26<sup>th</sup> day of March, 2003.

Signed and acknowledged before:

Paul E. Howell  
Witness - Paul E. Howell

Kenneth J. Nichols  
Kenneth J. Nichols

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

MAR 27 2003

MERCER COUNTY  
TAX MAP DEPARTMENT

Exemption paragraph, conveyance fee EM  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319. 202 Mark Giesige Mercer  
County Auditor. HP

549 3-27-03  
Deputy Aud. Date

TRANSFER NOT NECESSARY

MAR 27 2003

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

**TRANSFERRED**

HP  
MAR 27 2003

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Lisa M. Severt  
Witness - Lisa M. Severt

Mary S. Nichols  
Mary S. Nichols

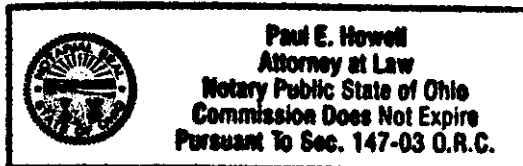
STATE OF OHIO

COUNTY OF MERCER SS.

BE IT REMEMBERED, THAT on the 26<sup>th</sup> day of March, 2003, before me, the subscriber, a notary public in and for said state, personally came Kenneth J. Nichols and Mary S. Nichols, the Grantors, and acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Coldwater, Ohio, this 26<sup>th</sup> day of March, 2003.

SEAL



Paul E. Howell  
Notary Public

Instrument Prepared By:

PAUL E. HOWELL & CO., L.P.A.  
Attorneys at Law  
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Coldwater, Ohio 45828  
(419) 678-7111  
FAX: (419) 678-7332  
REG. NO 0029631

200300002884  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
03-27-2003 09:12 am.  
TRANS DEATH 14.00  
OR Book 161 Page 82 - 83

200300002884  
HOWELL  
FILE

AUDITOR'S STAMPS