

Know All Men by These Presents:

Deed of Executor

Beverly Laffin and Barbara A. Gould, Co-Executors of the Estate of Carroll W. Klingler, deceased, who died testate on January 25, 2002, pursuant to the powers contained in the Last Will and Testament of Carroll W. Klingler which has been admitted to Probate in the Mercer County Probate Court, Case No. 021032, and every other power, for One Dollar (\$1.00) and other good and valuable consideration paid, grant with *fiduciary covenants*, to

John P. Marbaugh

whose tax mailing address is 802 W. Vine Street, Coldwater, Ohio 45828

the following described real estate:

Situated in the Village of Coldwater, County of Mercer and State of Ohio:

Being the West One Hundred (100) feet of Lot 816 in the Selhorst Seventh Addition, Village of Coldwater, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of Lot 816, the said Southeast corner being the intersection of the north-south half section line of Section 28, Butler Township, and the North line of West Vine Street; thence N 89°03' W, along the North line of West Vine Street a distance of Twenty-five (25) feet to the place of beginning; thence continuing N 89°03' W, along the North line of West Vine Street, a distance of One Hundred (100) feet to the Southwest corner of Lot 816; thence N 1°12' E, along the West line of Lot 816, a distance of One Hundred Twenty (120) feet to the Northwest corner of Lot 816; thence S 89°03' E, along the North line of Lot 816, a distance of One Hundred (100) feet to a point Twenty-five (25) feet West of the Northeast corner of Lot 816; thence S 1°12' W, parallel to the East line of Lot 816 and the half section line of the said Section 28, a distance of One Hundred Twenty (120) feet to the place of beginning.

Being Lot Eight Hundred Sixteen (816) in Selhorst Seventh Addition to the Incorporated Village of Coldwater, Ohio as shown on the recorded plat.

As a part of the consideration for this conveyance, and in consideration of the incorporation of like covenants, in any and all conveyances of other lots in said addition, the grantees herein for themselves and their heirs, executors, administrators and assigns, hereby covenant and agree to and with the said grantor, its successors and assigns, for the use and benefit of said grantor, its successors and assigns, and of every other person who shall or may become the owner of or may have title derived immediately or remotely from, through or under said grantor, its successors and assigns, to any lot or parcel of land situated in said addition, to conform to all the provisions, conditions, restrictions and easements as shown and recited on the plat of said Selhorst Seventh Addition, filed for record on the 3rd day of January, 1963 and recorded in Plat Book 9, Page 8, Recorder's Office, Mercer County, Ohio, and also to conform to all the provisions, conditions, restrictions and easements as shown and recited in the "Covenants and Restrictions Applying to Selhorst Seventh Addition", Coldwater, Ohio, recorded in Volume 3, Page 499, of the Miscellaneous Record in the Office of the Mercer County Recorder. Easements for utilities are reserved as shown on the plat. The easements are described and recorded in Volume No. 203, Page 337, on the Right of Way Records, in the Office of the Mercer County Recorder.

Last Transfer: Volume 45, Page 92, Mercer County Official Records,

Tax ID #05-120600.0000 Map 8-29-329-037

Real estate taxes and assessments shall be prorated to date of closing.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 19 2003

MERCER COUNTY
TAX MAP DEPARTMENT

IN WITNESS WHEREOF, the said **Beverly Laffin and Barbara A. Gould, Co-Executors** of the Estate of **Carroll W. Klingler, deceased**, have hereunto set their hands on this 19th day of September, 2003.

Beverly Laffin

Beverly Laffin, Co-Executor of the
Estate of Carroll W. Klingler

Barbara A. Gould, Ex.

Barbara A. Gould, Co-Executor of the
Estate of Carroll W. Klingler

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 19th day of September, 2003, before me, the subscriber, a notary public in and for said State, personally came **Beverly Laffin and Barbara A. Gould, Co-Executors of the Estate of Carroll W. Klingler, deceased**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Connie M. Schoenle

Notary Public



Connie M. Schoenle
Notary Public - State of OH
My Commission expires 2/4/07

TRANSFERRED

SEP 19 2003

MARK GLASIG
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance Fee \$109.00~~

The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
619, 202 Mark Glasig Mercer
County Auditor

Lara Scott

9-19-03

Deputy Aud. Date

200300009883
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
09-19-2003 At 02:17 pm.
FIDUC DEED 28.00
OR Book 175 Page 283 - 284

200300009883
KNAPKE
FILE