



FIDUCIARY DEED (Statutory Form)

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

RECORDER

TRANSFERRED \_\_\_\_\_

AUDITOR

PER \_\_\_\_\_

# Know All Men By These Presents:

Martha Krieg,

Execut or  
~~Administator~~  
~~Trustee under~~  
~~Guardian of~~  
~~Receiver of~~  
~~Commissioner~~

of\* the Estate of  
~~xx~~ Daniel Buschur,  
 aka Daniel J. Buschur,

by the power conferred by ITEM IV of the Last Will and Testament , and every other  
 Good and Valuable Consideration  
 power, for One (\$1.00) Dollar and Other/~~duhxx~~ ) paid, grants, with  
 fiduciary covenants, to William L. Werling

OH 45828

whose tax mailing address is c/o Werling Motors, 120 S. 1st St., Coldwater, /, the  
 following real property:

## BEING AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE:

Situated in the Village of Coldwater, County of Mercer, and State of Ohio, and bounded and described as follows:

Being Twenty-two (22) feet and three (3) inches off the West side of Lot Number Two (2) in W. A. I. Munsell's Original Plat of the incorporated Village of Coldwater, Ohio, as shown on the recorded plat of said Village, subject to all easements, conditions, restrictions, and rights of way of record.

Last transfer of record appears in Volume 253, Page 541, Mercer County Recorder's Records of Deeds.

and the June, 1997

Grantor agrees to pay the December, 1996/installment of real estate taxes and assessments; Grantee assumes and agrees to pay the December, 1997 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

ITEM IV of the Will states as follows:

"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 she 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."

# APPROVED

MAR 27 1997

MERCER COUNTY  
TAX MAP DEPARTMENTBY WMO

Exemption paragraph, conveyance Fee 16.50  
 The Grantor and Grantee of this deed have  
 complied with the provisions of R. C. Sec.  
 319, 202 Mark Giesige Mercer  
 County Auditor.

3-27-97 LHK  
 Deputy Aud. Date

ENG. MAP #: 002-3311-01-004.00 05

Subject to:

~~THIS INSTRUMENT REFERENCE TO PAGE~~

~~PAGE~~

VOL 25 PAGE 925

Witness my hand this 25<sup>th</sup> day of January, 1997.

Signed, acknowledged and delivered  
in the presence of:

ESTATE OF DANIEL BUSCHUR

By: Martha Krieg  
Martha Krieg, Executor

STATE OF OHIO, MERCER COUNTY, ss:

Be it remembered, that on the 25<sup>th</sup> day of January, 1997,

before me, the subscriber, a Notary public within and for said County, personally came Daniel J. Buschur, Martha Krieg, Executor of the Estate of Daniel Buschur, aka/ , 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.

Thomas Luth  
Notary Public, Mercer County, Ohio

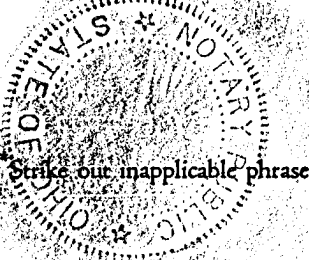
My commission expires:

This instrument prepared by:  
MEIKLE, TESNO & LUTH, ATTYS.  
100 N. Main St., Celina, OH 45822

THOMAS E. LUTH, ATTORNEY AT LAW  
NOTARY PUBLIC FOR STATE OF OHIO  
MY COMMISSION HAS NO EXPIRATION, O.R.C. 147.03

9700001534  
Filed for Record in  
MERCER COUNTY, OHIO  
ANDREA L SCHROYER  
On 03-27-1997 At 10:02 am.  
FIDUC DEED 14.00  
Vol. 25 Pg. 924 - 925

9700001534  
BILL WERLING  
120 S 1ST ST  
COLDWATER, OH 45828



Strike out inapplicable phrase

# FIDUCIARY DEED

(Statutory Form)

FROM

Estate of Daniel Buschur

TO

William L. Werling

TRANSFERRED

Date

Transferred MAR 27 1997

MARK GIESGE  
COUNTY Auditor.  
MERCER COUNTY, OHIO

RECORDER'S OFFICE

State of Ohio, County of

Received for Record

, 19

at o'clock, M.,

and Recorded in Vol. Deeds,

page .

Recorder.

MEIKLE, TESNO & LUTH, ATTORNEYS  
100 N. MAIN ST.  
CELINA, OHIO 45822