

**Deed of Executor or Administrator  
with Will Annexed**  
(Under Authority of Will)

Know All Men by these Presents:

That Whereas, on the 3rd day of February, 19 99, the last Will and Testament of Rita T. Wenning deceased, was admitted to Probate and record in the Common Pleas Court, Probate Division of Mercer County, Ohio, and on the 17th day of February, 19 99, Joyce Ann Franck was as duly appointed and qualified as Executrix of said decedent by said Court, and she is now the lawful Executrix of the estate of said testat rix.

That said last Will and Testament, among other provisions, contains the following, to wit:

ITEM IV. My executor or his alternate shall have full power and authority to sell and convey all or any part of my estate, real, personal, or mixed upon such terms and at such prices as they may deem proper and without obtaining any order of Court therefore. I also grant to them full power and authority in the settlement of my estate to compromise, compound, adjust, and settle any and all debts and liabilities due to or from my estate, for such sums and upon such terms and conditions and in such manner as my executor or his alternate shall deem best.

And Whereas, the said testat rix died seized in fee simple of the real estate hereinafter described, and in order to carry out the provisions of said last Will and Testament and to make distribution to the heirs and complete the administration of said estate

it is necessary to sell said real estate.

Now, therefore, Joyce Ann Franck

as Executrix

as aforesaid, in pursuance to the said provisions of the said last Will and Testament of said Rita T. Wenning deceased, and by virtue of the statute in such cases made and provided, and of the powers vested in her and for and in consideration of the premises, and the sum of fifty-nine thousand and no/100 Dollars (\$ 59,000.00), paid, or secured to be paid to her by said Robert L. Shockney and Kathleen A. Schockney, the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to the said

Robert L. Shockney and Kathleen A. Shockney, their

heirs and assigns forever, the following REAL ESTATE situated in the County of Mercer

in the State of Ohio and in the Village of Coldwater

and bounded and described as follows:

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

Being Lot No. Three Hundred Twenty-six (326) in Fetzer's Third Addition to the Village of Coldwater, Ohio, as the same is shown on the recorded plat of said Village.

Last Transfer: Volume 283, Page 51, Deed Records of Mercer County, Ohio.

Permanent Parcel No. 5-070600-0000

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

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 12 1999

MERCER COUNTY  
TAX MAP DEPARTMENT

TAX MAP #: 06-34-115-010

Exemption paragraph, conveyance Fee 59<sup>00</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

KP 5-12-99  
Deputy Aud. Date

**TRANSFERRED**

MAY 12 1999

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereto belonging, to the said

Robert L. Shockney and Kathleen A. Shockney, their

XX heirs and assigns forever, as fully and completely \_\_\_\_\_ as

I, the said Joyce Ann Franck

as such Executrix by virtue of said last Will and Testament, and of the  
statute made and provided for such cases, might and should sell and convey the same.

IN WITNESS WHEREOF, The said Joyce Ann Franck

as such Executrix

has hereunto set her hand, this 10<sup>th</sup> day

of May, 19 99.

Signed and acknowledged in the presence of

Witness -

Mary Ann Becker

Witness -

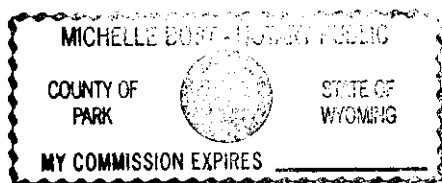
Sandra M. Hansen

Joyce Ann Franck

Joyce Ann Franck

Executrix

of the Estate of Rita T. Wenning, deceased



Park County, ss.

Be it Remembered, that on this 10<sup>th</sup> day of May, 19 99 before me,  
the subscriber, a Notary Public in and for said County,  
personally came the above named Joyce Ann Franck  
as Executrix of the Estate of Rita T. Wenning the Grantor  
in the foregoing Deed, and acknowledged the signing of the same to be her voluntary act and deed as such  
Executrix for the uses and purposes therein mentioned.

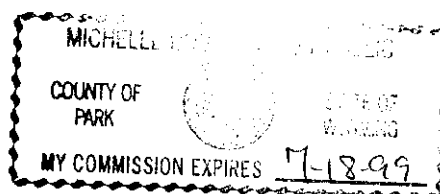
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day  
and year last aforesaid.

This instrument prepared by:

David Wm. Bruns

Attorney at Law  
123 West Main Street  
Coldwater, OH 45828  
Phone: 419-678-4317  
Attorney Reg. #0002539

Michelle Post  
Notary Public - State of Wyoming



9900003443V  
Filed for Record in  
MERCER COUNTY, OHIO  
ANDREA L SCHROYER  
On 05-12-1999 At 01:01 pm.  
DEED 22.00  
Book OR Vol. 84 Pg. 564 - 567

9900003443  
ATI  
FILE

DEED  
OF EXECUTOR OR ADMINISTRATOR  
WITH WILL ANNEXED

FROM

Rita T. Wenning, Deceased

TO

Robert L. Shockney and

Kathleen A. Shockney

Received           , 19           

at            o'clock            M.

Recorded           , 19           

In            County           

Record of Deeds, Vol.           

Page           

Recorder.

Recorder's Fee            \$           

TRANSFERRED

Auditor

By

Deputy

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO