

Instrument      Book Page  
200500003846 OR      200 2160**SURVIVORSHIP DEED****Know All Men By These Presents,****That, Carl H. Kohn and Mary M. Kohn, husband and wife, for valuable consideration paid, grant with general warranty covenants, to****Charles O. Kremer and Phyllis E. Kremer, husband and wife,  
for their joint lives, remainder to the survivor of them,**

whose tax mailing address is: 6605 Beaver Creek Drive, Celina, Ohio 45822,

the following real property:

Situating in the **COUNTY** of **MERCER**, in the **STATE** of **OHIO** and in the **TOWNSHIP** of **FRANKLIN**:

Being Lot Numbered Thirty (30) of Brookside Estates, which subdivision is recorded in Plat Cabinet 1, Pages 173-175, Mercer County Recorder's Records, as shown upon the recorded plat thereof, and subject to all easements, conditions, restrictions, and right of ways of record.

Tax Parcel I.D. #09-119300.3400      9-29-104-008

**PRIOR INSTRUMENT REFERENCE:** Official Records Volume 14, Page 276, of the Mercer County Recorder's Records.

Grantors and Grantees hereby agree that all real estate taxes and assessments shall be prorated to the date of closing.

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUN 24 2005

MERCER COUNTY  
TAX MAP DEPARTMENT**TRANSFERRED**

JUN 24 2005

MAY 2005  
COUNTY CLERK  
MERCER COUNTY, OHIOExemption paragraph, conveyance Fee \$373<sup>80</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.104B      6-24-05  
Deputy Aud. Date

be the same more or less, but subject to all legal highways.

And for valuable consideration, **Carl H. Kohn and Mary M. Kohn, husband and wife**, do hereby remise, release and forever quitclaim unto the said Grantees, their heirs and assigns, all their right and expectancy of DOWER in the above described premises.

6-16-05  
Date

Carl H. Kohn  
Carl H. Kohn

6-16-05  
Date

Mary M. Kohn  
Mary M. Kohn

**STATE OF OHIO - COUNTY OF MERCER, SS:**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Carl H. Kohn and Mary M. Kohn, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at Celina, Mercer County, Ohio, this 16 day of JUNE, 2005



**JAMES B. DABBELT**  
Notary Public - State of Ohio  
My Commission Expires 7/8/2007

James B. Dabbelt  
Notary Public for Ohio  
My Commission Expires:

This instrument prepared by: KNAPKE LAW OFFICE, LLC, 115 N. Walnut St., Celina, Ohio  
At request of: Century 21 Master Key Realty, Celina, Ohio

200500003846  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
06-24-2005 At 08:37 am.  
SURVIV DEED 28.00  
OR Book 200 Page 2160 - 2161

200500003846  
SCHNELLE  
FILE