

Know All Men by These Presents:
(Transfer on Death Deed)

Mary Ann Seitz, unmarried woman, of Mercer County, Ohio, for valuable consideration paid, grants with *General Warranty Covenants* to **Mary Ann Seitz**, whose tax mailing address is 5440 State Route 219, Coldwater, Ohio 45828

transfer on her death to

Steven Seitz (undivided one-fourth interest), Mark Seitz (undivided one-fourth interest), Kenneth Seitz (undivided one-fourth interest) and Brian Seitz (undivided one-fourth interest), their heirs and assigns forever,

the following described real property:

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

Being a part of a 4.938 acre tract of land out of the south side of the east half of the southeast quarter of Section 26, Town 6 South, Range 2 East, lying south of State Route #219, and more particularly described as follows:

Commencing at the southeast corner of Section 26, thence west on the south line of said Section 601.25 feet to an iron pipe for a place of beginning, thence continuing west 88.25 feet on the south line of Section 26 to an iron pipe; thence north 225.14 feet to a point on the center of State Route #219; thence North 75°52' east on the center of said State Route #219, 91.0 feet to a point; thence south 247.36 feet to the place of beginning, containing 0.479 acres of land, subject to all legal highways.

Prior Deed Reference: Volume OR109, Page 53, Mercer County Official Records.

Tax ID #3-020200.0000
Tax Map #08-26-400-006

200500004734
K.OESTERS
FILE

Grantor hereby agrees to be liable for and pay the real estate taxes and assessments due and payable in February, 2006 and thereafter.

IN WITNESS WHEREOF, the said **Mary Ann Seitz, an unmarried woman**, who hereby releases her right and expectancy of dower in said premises, has hereunto set her hand this 3rd day of August, 2005.

Mary Ann Seitz
Mary Ann Seitz

STATE OF OHIO, COUNTY OF MERCER, SS:

On this 3rd day of August, 2005, before me, a notary public in and for said County, personally came **Mary Ann Seitz, an unmarried woman**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

DESCRIPTION
SUBSEQUENT
FOR TAX MAPPING PURPOSES

AUG 04 2005

MERCER COUNTY
TAX MAP DEPARTMENT

Judy A. Koesters
JUDY A. KOESTERS, Atty. At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

SEAL

200500004734
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
08-04-2005 At 09:27 am.
TRANS DEATH 28.00
OR Book 202 Page 907 - 907