

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

Margaret A. Braun, unmarried, of Mercer County, Ohio

for valuable consideration paid, Grants With General Warranty Covenants To

Margaret A. Braun
whose tax mailing address is 503 N. Second Street, Coldwater, Ohio 45828

Transfer On Her Death To

Ronald A. Braun and Gerald L. Braun

the following described real property:

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

Being in Section Twenty-seven (27), Town Six (6) South, Range Two (2) East, Butler Township, Mercer County, Ohio, starting at the centerline of the intersection of Vine Street and Second Street (also being known as State Route 118) of the Village of Coldwater, Ohio; thence North on and along the centerline of Second Street a distance of Four Hundred Thirty-four and Two Tenths (434.2) feet to a point, said point being the place of beginning; thence continuing North on and along the centerline of Second Street a distance of Sixty-one (61) feet to a point; thence East a distance of One Hundred Sixty-two (162) feet to a point; thence South Sixty-one (61) feet to a point; thence West a distance of One Hundred Sixty-two (162) feet to the place of beginning, subject to a Thirty (30) foot right-of-way for street purposes off the entire West side of such property.

Deed Reference: Volume 315, Page 852 and Volume 268, Page 237, Mercer County Deed Records
Deed Records

Tax ID #05-002200.0000
Tax Map #08-27-303-003

Grantor hereby agrees to be liable for and pay the real estate taxes and assessments due and payable in February, 2007 and thereafter.

IN WITNESS WHEREOF, the said Margaret A. Braun, unmarried, who hereby releases all her right and expectancy of dower in said premises, has hereunto set her hand this 28th day of July, 2006.

Margaret A. Braun
Margaret A. Braun

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 28th day of July, 2006, before me, the subscriber, a notary public in and for said state, personally came Margaret A. Braun, unmarried, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her 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.

SEAL

JUDY A. KOESTERS, Atty. At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date

Instrument Prepared By: Judy A. Koesters, Attorney at Law, 201 E. Vine Street, Coldwater, Ohio 45828 (419) 678-2378 brauntoddeed/deed/mr