

TRANSFERRED

SEP 14 2009

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **55⁰⁰**
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

SEP 14 2009

MERCER COUNTY
TAX MAP DEPARTMENT

LP 9-14-09
Deputy Aud. Date

DEED OF FIDUCIARY

Statutory Form
(R.C. Sec. 5302.09)

KNOW ALL MEN BY THESE PRESENTS:

THAT MARJORIE BRODBECK and ESTHER ZIZELMAN, Co-Executors of the ESTATE OF CHARLES W. ZIZELMAN, Deceased, by the power conferred by ITEM IV of the Last Will and Testament of CHARLES W. ZIZELMAN, and every other power for One (\$1.00) Dollar and other good and valuable considerations paid, grants with fiduciary covenants to

**CRAIG L. OSBORN and LEIGH ANN OSBORN,
husband and wife, for their joint lives,
remainder to the survivor of them**

whose **TAX MAILING ADDRESS** is

302 North Holly Street
Rockford, Ohio 45882

the following real property:

BEING AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE, to-wit:

Situated in the **VILLAGE** of **ROCKFORD, COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being Lot Number 266, this being the revised number to the Village of Rockford, Ohio, "Formerly known as Lot Number 5 of A. Streets Addition"; this being the same premises the transfer of which is recorded in Volume 102, Page 191, Deed Records, Mercer County, Ohio.

Also:

The north half of the vacated street to the south of lot 266, vacated by proceedings dated August 27, 1979, recorded in Misc. Volume 6, Page 653 of the Mercer County Records.

Tax Parcel Number: 08-032400.0000
Tax Map Number: 02-16-326-003

LAST TRANSFER of record appears in **Official Records Volume 275, Page 783** of the Mercer County, Ohio, Recorder's Records.

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

Dated: Sept 14 2009

**ESTATE OF CHARLES W. ZIZELMAN,
Deceased**

By: Marjorie Brodbeck
Marjorie Brodbeck, Co-Executor

By: Esther Zizelman
Esther Zizelman, Co-Executor

THE STATE OF OHIO, COUNTY OF MERCER:

BE IT REMEMBERED that on this 14th day of **September, 2009**, before me, the subscriber, a Notary Public in and for said County and State, personally appeared the above-named **MARJORIE BRODBECK and ESTHER ZIZELMAN, Co-Executors of the ESTATE OF CHARLES W. ZIZELMAN, Deceased**, and acknowledged the signing of the foregoing instrument to be their voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

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

Jeffrey P. Knapke
Notary Public for State of Ohio
My Commission expires at Law
Jeffrey P. Knapke, Attorney at Law
Notary Public-State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

SEAL

PREPARED BY: KNAPKE LAW OFFICE, LLC, Attorneys at Law
115 N. Walnut Street, P. O. Box 504, Celina, Ohio 45822
At the request of JIM SHAFFER REALTY, 11661 State Route 707, Mendon, Ohio 45862