

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

**TRANSFER NOT NECESSARY**

NOV 01 2013

NOV 01 2013

MERCER COUNTY  
TAX MAP DEPARTMENT

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

# Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Gary F. Koesters and Mary Jane Koesters, husband and wife, of Mercer County, Ohio

for valuable consideration paid, *Grant With General Warranty Covenants To*

**Gary F. Koesters and Mary Jane Koesters, husband and wife**  
**for their joint lives, remainder to the survivor of them,**  
**whose tax mailing address 905 Chelsea Drive, Coldwater, Ohio 45828**

the following described real estate:

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

Being Lot Numbered 1261 in Kahlig Subdivision, Section One, as shown on the recorded plat of said Addition in Plat Cabinet 1, Page 62, Recorder's Office, Mercer County, Ohio, subject to all the provisions, conditions, restrictions, and easements as shown and recited in the "Covenants and Restrictions Applying to the Kahlig Subdivision, Section One", Coldwater, Ohio, recorded in Volume 8, Page 14, of the Miscellaneous Records in the Office of the Mercer County Recorder.

Deed Reference: Volume 309, Page 474, Deed Records of Mercer County, Ohio.

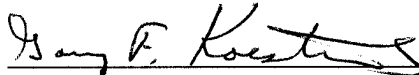
Tax ID #05-166900.0000

Tax Map #08-28-307-003

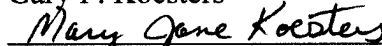
Grantees shall pay the real estate taxes and assessments due and payable in February, 2014 and thereafter.

And all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Gary F. Koesters and Mary Jane Koesters, husband and wife**, their heirs and assigns forever. And the said Grantors, **Gary F. Koesters and Mary Jane Koesters, husband and wife**, do hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Gary F. Koesters and Mary Jane Koesters, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 31st day of October, 2013.



Gary F. Koesters

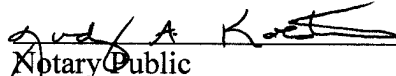


Mary Jane Koesters

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 31st day of October, 2013, before me, the subscriber, a notary public in and for said State, personally **Gary F. Koesters and Mary Jane Koesters, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their 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.

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

SEAL