



DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 30 2015

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 30 2015

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

OHIO JOINT AND SURVIVORSHIP DEED

Instrument #201500003575, conveyance Fee 605.50
The Grantor and Grantee of this deed have
acquiesced with the provisions of R.C. Sec 340,
2012 Randall E. Grapner Mercer County Auditor.

7/30/15
[Signature]

That the Grantor, **Julie A. Billenstein, fka Julie A. Schmit**, a married woman, for valuable consideration paid, grant, with general warranty covenants, to the Grantees, **Daniel W. Break and Katherine R. Break, husband and wife**, for their joint lives, remainder to the survivor of them, whose tax mailing address is 907 W. Butler St., Coldwater, OH 45828, the following real property:

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

Lot twelve hundred nineteen (1219) in the Oakwood First Addition, as shown on the recorded plat thereof.

Subject, however, to all legal highways, and subject to, and with the benefit of all restrictions, conditions, limitations, reservations, easements, rights of way and covenants of record, if any, and to zoning restrictions which have been imposed thereon, if any.

Parcel No. 05-162700.0000

Tax Map No. 08-28-306-003

Last transfer of record appears at Instrument #200700002338, of the Mercer County Recorder's Official Records.

Grantor agrees to pay the June, 2015 installment of real estate taxes and assessments; Grantees assume and agree to pay the December, 2015 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

The Grantor, Julie A. Billenstein, and her husband, Jeffrey L. Billenstein, hereby release all rights of dower herein.

Witness our hands this 29th day of July, 2015.

Julie A. Billenstein
Julie A. Billenstein
Jeffrey L. Billenstein
Jeffrey L. Billenstein

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Julie A. Billenstein and Jeffrey L. Billenstein, Wife and Husband, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Celina, Ohio, this 29th day of July, 2015.



ZACH G. FERRALL
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.



Notary Public

This instrument prepared by:
Meikle, Tesno & Luth, Attys.
100 N. Main St., Celina, OH 45822,
without benefit of title search.