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FOR TAX MAP PURPOSES

MAR 04 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 04 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Example paragraph, courtesy fee~~ **352.00**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 340,
292 Randall E. Grapner Mercer County Auditor.

KS 3/4/2016
Deputy Aud. Date

SURVIVORSHIP DEED

Know All Persons By These Presents

That, Angela Nye formerly known as Angela Kay Westgerdes, a married woman, and Robert G. Nye, her husband, for valuable consideration paid, grants with general warranty covenants, to

**Kevin Allen Koch and Kathy Jo Koch, husband and wife,
for their joint lives, remainder to the survivor of them,**

whose tax mailing address is 221 South Sixth Street, Coldwater, Ohio 45828, the following real property:

Situated in the **VILLAGE** of **COLDWATER**, **TOWNSHIP** of **BUTLER**, **COUNTY** of **MERCER** and **STATE** of **OHIO**:

Beginning for the same at the southwest corner of Out Lot Number Twenty-six (26) in Citizens Addition to the Village of Coldwater, Ohio, as the place of beginning; thence East One Hundred Thirteen (113) feet; thence North Forty-five (45) feet; thence West One Hundred Thirteen (113) feet; thence South Forty-five (45) feet to the place of beginning.

Also, beginning at the southwest corner of Out Lot Number Twenty-six (26) in said Citizens Addition to the Village of Coldwater, Ohio, as the place of beginning; thence South Ten (10) feet; thence East One Hundred Thirteen (113) feet; thence North Ten (10) feet; thence West One Hundred Thirteen (113) feet to the place of beginning. The last described parcel is located in Section Thirty-four (34), Range Two (2), Town Six (6) in said Village of Coldwater, Butler Township, Mercer County, Ohio.

ALSO:

Being a parcel of land situated in the Village of Coldwater, Butler Township, in the north half of Section 34, Township 6 South, Range 2 East, Mercer County, Ohio, and being more particularly described as follows:

Commencing for reference at a $\frac{5}{8}$ inch iron bar at the southwest corner of Out Lot 29 in the Village of Coldwater; thence, South $89^{\circ} 31' 59''$ West, along the extension of the south line of Out Lot 29, a distance of 294.88 feet to a $\frac{5}{8}$ inch iron bar. Said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence, continuing, South $89^{\circ} 31' 59''$ West, along the extension of the south line of Out Lot 29, a distance of 7.00 feet to a point at the southeast corner of Outlot 26; thence, South $00^{\circ} 03' 02''$ West, a distance of 10.00 feet to a point; thence, South $89^{\circ} 31' 59''$ West, a distance of 113.00 feet to a point; thence, South $00^{\circ} 03' 02''$ West, a distance of 10.00 feet to a $\frac{5}{8}$ inch iron bar; thence, North $89^{\circ} 31' 59''$ East, a distance of 120.00 feet to a $\frac{5}{8}$ inch iron bar; thence, North $00^{\circ} 03' 02''$ East, a distance of 20.00 feet to the place of beginning.

Containing 0.029 acre of land more or less.

Subject to all easements and right-of-way of record. Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated July 9, 2014. On file in the County

Engineer's Office.

Tax Parcel I.D. #05-021600.0000 / Tax Map #08-34-132-003

Tax Parcel I.D. #05-026900.0000 / Tax Map #08-34-129-006

Prior Instrument Reference: Official Record Volume 184, Page 1622, and Instrument #201400003842, Mercer County Recorder's Records.

Grantors and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

And for valuable consideration **Angela Nye formerly known as Angela Kay Westgerdes, a married woman, and Robert G. Nye, her husband**, do hereby remise, release and forever quitclaim unto the said Grantees, their heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: March 2, 2016

Angela Nye fka Angela Kay Westgerdes
Angela Nye fka Angela Kay Westgerdes

Robert G. Nye
Robert G. Nye

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Angela Nye formerly known as Angela Kay Westgerdes, a married woman, and Robert G. Nye, her 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 hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 2 day of March, A.D. 2016.



KARRI E. GRAY
Notary Public • State of Ohio
My Commission Expires:
November 7, 2016
Recorded in Mercer County

Karri E. Gray
Notary Public for Ohio
My Commission:

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822
At Request of: **Century 21 Master Key Realty**, 909 N. Main St., Celina, OH 45822