

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 04 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 04 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Grantor's conveyance for~~ 332.50
The Grantor and Grantee of this deed have
consented with the provisions of R.C. Sec 210,
202 Randall E. Grapner Mercer County Auditor.

KS 3/4/2016
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Nancy L. Leland, unmarried, by and through her attorney-in-fact, Craig T. Leland, pursuant to Financial Power of Attorney recorded in Instrument #201600000772, in the Mercer County Recorder's Office

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

**Kyle A. Schneider and Ashley E. Schneider, husband and wife,
for their joint lives, remainder to the survivor of them,
whose tax mailing address is 310 S. Cedar Street, Coldwater, Ohio 45828**

the following described real estate:

Situate in the Village of Coldwater, County of Mercer and State of Ohio:

Being Lot Number Eight Hundred Seventy-five (875) in the South Cedar Street Addition, as shown on the recorded plat of said Village.

This conveyance is subject to all the provisions, conditions and restrictions and shown and recited on the plat of said South Cedar Street Addition, filed for the record on the 28th day of August, 1964, and recorded in Plat Book 9, Page 17, Recorder's Office, Mercer County, Ohio, and subject to the additional covenants and restrictions not recited on the plat, filed for record on the 19th day of November, 1966 and recorded in Volume 4, Page 250, Miscellaneous Records, Recorder's Office, Mercer County, Ohio.

ALSO: Being Lot No. 1630 in the Village of Coldwater (from the Replat of Lot No. 1613) as shown on the Plat filed for record on November 16, 2007 at 9:04 a.m. and recorded in Instrument #200700006935, Plat Records of Mercer County, Ohio, subject to all easements, conditions, restrictions and reservations as set forth on said Plat. This Lot shall not be used as a building site and shall be a utility easement.

Deed Reference: Instrument #201000003796, Mercer County Recorder's Office.

Tax ID #05-126700.0000

Tax Map #08-33-126-018

Real estate taxes and assessments shall be prorated to date of closing.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Kyle A. Schneider and Ashley E. Schneider, husband and wife**, their heirs and assigns forever. And the said Grantor, **Nancy L. Leland, unmarried**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that she will *Defend*

the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Nancy L. Leland, by and through her attorney-in-fact, Craig T. Leland**, hereby releasing all her right and expectancy of dower in the premises, has hereunto set her hand on this 4th day of March, 2016.

Nancy L. Leland by POA
Nancy L. Leland, by and through
her attorney-in-fact, Craig T. Leland

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 4th day of March, 2016, before me, the subscriber, a notary public in and for said State, personally came **Nancy L. Leland, by and through her attorney-in-fact, Craig T. Leland**, 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.

[Signature]
Notary Public

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

SEAL