

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 25 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 25 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee ED
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP 3-25-16
Deputy Aud. Date

General Warranty Deed
(Per O.R.C. 5302.05)

Mary Ann Rutschilling, single, of Mercer County, Ohio, through her attorney in fact Mary Beth Rinderle, by virtue of a power of attorney recorded immediately prior to this document, for valuable consideration paid, grants, with general warranty covenants, to Mary Beth Rinderle or Charles G. Rutschilling, Co-Trustees or their Successor(s) as Trustees of "The Mary Ann Rutschilling Keystone Preservation Trust", dated January 28, 2016, whose tax-mailing address is:

316 East Walnut Street
Coldwater, Ohio 45828

The following Real Property: Situated in the Village of Coldwater, in the County of Mercer, in the State of Ohio and being more particularly bounded and described in Exhibit "1", herein incorporated by reference.

Subject however to all easements, covenants and restrictions of record.

Parcel No: 05-023900.0000

Commonly known as: 316 East Walnut Street, Coldwater, Ohio 45828

Prior Instrument Reference: Vol. 128 Page 636 of the Official Records of Mercer County, Ohio.

Signed and acknowledged this 28th day of January 2016.

Mary Ann Rutschilling Mary Beth Rinderle POA
Mary Ann Rutschilling
by Mary Beth Rinderle as attorney in fact

State of Ohio)
)ss.
County of Shelby)

BE IT REMEMBERED, that on this 28th day of January 2016, before me, the subscriber, a notary public in and for said county, personally came Mary Beth Rinderle as attorney in fact for Mary Ann Rutschilling, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed, for the purposes herein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

[Signature]
Notary Public, State of Ohio

Prepared By:
Cooper, Adel & Associates
A Legal Professional Association
Mitchell J. Adel
1-800-798-5297



Nathaniel Thomas Simpson, Attorney at Law
Notary Public - State of Ohio
My commission has no expiration date
Section 147.03 R.C.

Exhibit "1"

Situated in the Village of Coldwater, County of Mercer and State of Ohio, and bounded and described as follows:

Being fifty-five (55) feet of uniform width off of the west side of the west half (½) of Out Lot Number Ten (10) in the Incorporated Village of Coldwater, Ohio, excepting therefrom a strip of land forty-nine (49) feet and six (6) inches along the south part thereof, which was dedicated to the Village of Coldwater, Ohio, for street purposes, namely Walnut Street, as the same is shown on the recorded plat of said Village.

Parcel No: 05-023900.0000

Map No: 08-34-109-018

Commonly known as: 316 East Walnut Street, Coldwater, Ohio 45828

Prior Instrument Reference: Vol. 128 Page 636 of the Official Records of Mercer County, Ohio.