

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 03 2016


MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 03 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 101.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

 6/3/16
Deputy Aud. Date

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Bridgette Leon, being the duly appointed Executor of the Estate of Pedro R. Leon, deceased**, (Mercer County, Ohio, Probate Court Case Number 20151108), by the power conferred by the Last Will and Testament, for good and valuable consideration paid, grants with fiduciary covenants to **TERRY E. HUMMEL and Mary A. HUMMEL, husband and wife, for their joint lives, remainder to the survivor of them**, whose tax mailing address is 419 John Street, Ft. Recovery, Ohio 45846, the following described real property:

Situated in the Townships of Gibson and Recovery, Village of Ft. Recovery, County of Mercer and State of Ohio, to-wit:

Being in the center of State Route 119, 381.7 feet West of the Southwest corner of Lot Number 16, Fort Recovery, Ohio, Original Plat, Gibson Township side; and running thence West 52 feet along the center of State Route 119 to the Southeast corner of a 51.8 foot lot previously conveyed; thence North along the East line of the aforesaid 51.8 foot lot 189 feet to an old established line; thence North and East along said old established line a distance of 64 feet, more or less, to the Northwest corner of a 50 foot lot previously conveyed; thence South on the West side of the 50 foot lot a distance of 225 feet, more or less, to the center of State Route 119 at the place of beginning. Said property being in Section 20, Recovery Township, and Section 9, Gibson Township, and subject to all conditions, restrictions, limitations, privileges, reservations, rights-of-way and easements of record imposed thereon, including those to the Village of Fort Recovery, Ohio.

Prior Instrument References: Deed Volume 314, Page 878

Tax Parcel Numbers: 39-002650.0000 and 17-003900.0000

10-20-301-010 13-09-351-001

Tax Map Numbers: 10-20-301-010 and 13-09-351-001

Address of Property: 134 W. Butler Street, Ft. Recovery, OH 45846

The Grantor and Grantees herein agree that all taxes and assessments shall be prorated to the day of closing.

Executed this 27th day of May, 2016.

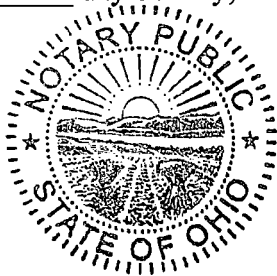
PEDRO R. LEON ESTATE

By: Bridgette Leon
Bridgette Leon, Executor

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above named **Bridgette Leon, Executor of the Estate of Pedro R. Leon**, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

27th IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this day of May, 2016.



JUDITH HEITKAMP
Notary Public, State of Ohio
My Comm. Expires Dec. 7, 2019

Judith Heitkamp
Notary Public, State of Ohio

This instrument prepared by:

PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)
113 East Market Street, P.O. Box 404, Celina, OH 45822