DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

DEC 292016

MERCER COUNTY TAX MAP DEPARTMENT

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

Deputy Aud. Date

TRANSFERRED

DEC 2 9 2016

RANDALL E. GRAPNER COUNTY AUDITOR MERCER COUNTY, OHIO

DEED OF FIDUCIARY

KNOW ALL MEN BY THESE PRESENTS that Carol Kennedy, Executor for the Estate of Donald P. Elking by the power conferred by the Probate Court of Mercer County, Ohio, Case Number 2015 1165 and every other power, for valuable consideration paid, grants, with fiduciary covenants to Kyle F. Schmitz and Kirsten V. Fennig, for their joint lives, remainder to the survivor of them, whose tax mailing address is 600 Butler St., Coldwater, Ohio 45828, the following real property:

See Attached Exhibit "A"

Excepting, however, from the aforesaid fiduciary covenants, taxes and assessments due and payable July, 2017 and thereafter, which grantee assumes and agrees to pay.

Prior Instrument Reference: Instrument No. 201600001044, of the Official Deed Records of Mercer County, Ohio.

Executed this 15th day of December, 2016.

Carol Kennedy, Executor for the Estate of Donald P. Elking

STATE OF OHIO

Montgow COUNTY OF MERCER

SS:

Before me, a Notary Public in and for said County and State, personally appeared the above-named Carol Kennedy, Executor for the Estate of Donald P. Elking who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

Dayton IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Coldwater,

15th day of December, 2016. Ohio, this

> CHELSEA STRONG, Notary Public In and for the State of Ohi My Commission Emires July 29, 2020

This instrument prepared by: Grant D. Kerber SHIPMAN, DIXON & LIVINGSTON CO., L.P.A., 215 West Water Street, P.O. Box 310, Troy, Ohio 45373, (937) 339-1500

Instrument #201600006360 Recorded: 12/29/2016 11:26 AM Pages: 2 of 2, DEED

EXHIBIT A

Situated in the Village of Coldwater, County of Mercer and State of Ohio: Being Lot Number 1184 in Restful Acres, Northview Park Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said addition in Plat Cabinet #1, Page 5, Recorder's Office, Mercer County, Ohio, be the same more or less, but subject to all legal highways.

Said Conveyance is subject to all the restrictions, conditions, and provisions shown on said plat and also in Miscellaneous Volume 6, Page 598, all in the Recorder's Office, Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein, and subject to zoning restrictions of the Village of Coldwater, Ohio.

Parcel No.: 05-159200.0000 Map No.: 08-28-251-012