

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 12 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JAN 12 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 630.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
KS 1/12/2017  
Deputy Aud. Date

## **SURVIVORSHIP DEED**

### **Know All Persons By These Presents**

**That, Anthony J. Homan and Anne C. Homan, husband and wife, for valuable consideration paid, grants with general warranty covenants, to**

**Dennis Guggenbiller and Elizabeth A. Guggenbiller, husband and wife,  
for their joint lives, remainder to the survivor of them**

whose tax mailing address is 816 West Vine Street, Coldwater, Ohio 45828, the following real property:

Situated in the **VILLAGE** of **COLDWATER, COUNTY** of **MERCER**, and **STATE** of **OHIO**, to-wit:

Being Lot #1125 in the Selhorst 13th Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded plat of said Addition in Plat Book 11, Page 13, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all the restrictions, conditions and provisions shown on said plat and also in Miscellaneous Volume 6, Page 102, 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.

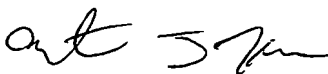
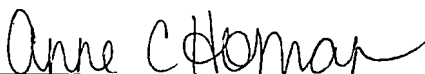
Tax Parcel I.D. #05-153300.0000 / Tax Map #08-28-329-009

Prior Instrument Reference: Instrument #201200000527, 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 **Anthony J. Homan and Anne C. Homan, husband and wife**, do hereby remise and release unto the said Grantees, their heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: 1/9/17

  
\_\_\_\_\_  
**Anthony J. Homan**  
  
\_\_\_\_\_  
**Anne C. Homan**


**STATE OF OHIO - COUNTY OF MERCER - ss:**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Anthony J. Homan and Anne C. Homan, husband and wife**, 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 9<sup>TH</sup> day of January, A.D. 2017.



JOEL D. ALLREAD  
Notary Public - State of Ohio  
My Comm. Expires 9-4-2018

  
\_\_\_\_\_  
**Notary Public for Ohio**  
**My Commission Expires:**

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