

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 17 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JAN 17 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 472<sup>50</sup>  
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 1-17-17  
Deputy Aud. Date

# Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Phyllis J. Kessen, married, of Mercer County, Ohio

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

**Tyler Muhlenkamp and Alissa Belna, husband and wife**  
**for their joint lives, remainder to the survivor of them**  
**whose tax mailing address is 5079 State Route 219, Coldwater, Ohio 45828**

the following described real estate:

Situated in the Township of Butler, County of Mercer, and State of Ohio and bounded  
and described as follows:

Being Ninety-five (95) feet of uniform width off the east end of Lot Number Eight (8)  
in Schockman's Addition, Butler Township, Mercer County, Ohio, Section 26, Town  
6 South, Range 2 East, as recorded in Plat Book 4, Page 44, Mercer County, Ohio,  
Recorder's Office.

Deed Reference: Instrument #201500000959, Mercer County Official Records

Tax ID #03-018600.0000  
Tax Map #08-26-300-015

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, **Tyler Muhlenkamp and Alissa Belna**, their heirs and assigns forever. And the  
said Grantor, **Phyllis J. Kessen**, does hereby *Covenant and Warrant* 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 **Phyllis J. Kessen and LeRoy F. Kessen, her husband**, who hereby release all their right and expectancy of dower in said premises, have  
hereunto set their hands on this 14<sup>th</sup> day of January, 2017.

Phyllis J. Kessen  
Phyllis J. Kessen  
LeRoy F. Kessen  
LeRoy F. Kessen

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 14<sup>th</sup> day of January, 2017, before me, the subscriber, a notary public in and for said State, personally came **Phyllis J. Kessen and LeRoy F. Kessen, her husband**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their 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.

  
Notary Public



GREGORY A. BRUNS  
Notary Public, State of Ohio  
My Commission Expires May 5, 2018