

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 24 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 24 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **\$ 794.50**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 7/24/17
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Janet M. Steinbrunner and Walter P. Steinbrunner, Trustees, or their successors in trust, under the Janet M. Steinbrunner Living Trust dated September 29, 1996, of Mercer County, Ohio

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

**Dylan D. Lange and Erica M. Lange, husband and wife
for their joint lives, remainder to the survivor of them
whose tax mailing address 224 Eastview Drive, Coldwater, Ohio 45828**

the following described real estate:

Situated in the Village of Coldwater, County of Mercer and State of Ohio:

Being Lot Number Eight Hundred and Forty-one (841) in Restful Acres Second Addition as shown on the recorded plat of said addition in Plat Book 9, Page 16, Recorder's Office, Mercer County, Ohio.

Conveyance is subject to all the restrictions, provisions and conditions shown on the public record in the Recorder's Office, Mercer County, Ohio, which are incorporated herein by reference the same as if fully re-written herein. Further subject to the Village of Coldwater Zoning Code.

Deed Reference: Volume OR16, Page 681, Mercer County Official Records.

Tax ID #05-123300.0000

Tax Map #08-27-380-020

Real estate taxes and assessments shall be prorated to date of closing.

And all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Dylan D. Lange and Erica M. Lange**, their heirs and assigns forever. And the said Grantors, **Janet M. Steinbrunner and Walter P. Steinbrunner, Trustees**, do hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Janet M. Steinbrunner and Walter P. Steinbrunner, Trustees**, or their successors in trust, under the **Janet M. Steinbrunner Living Trust dated September 29, 1996**, have hereunto set their hands on this 19th day of July, 2017.

Janet M. Steinbrunner Trustee
Janet M. Steinbrunner, Trustee

Walter P. Steinbrunner Trustee
Walter P. Steinbrunner, Trustee

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 19th day of July, 2017, before me, the subscriber, a notary public in and for said State, personally came **Janet M. Steinbrunner and Walter P. Steinbrunner, Trustees, or their successors in trust, under the Janet M. Steinbrunner Living Trust dated September 29, 1996**, 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.

Brad Brookhart
Notary Public



BRAD BROOKHART
Notary Public, State of Ohio
My Commission Expires Sept. 29, 2018



BRAD BROOKHART
Notary Public, State of Ohio
My Commission Expires Sept. 29, 2018