

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 15 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 15 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exception paragraph, conveyance Fee 13.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 12/15/2017
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Ruby J. Young, unmarried, of Mercer County, Ohio

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

Robert J. Klingshirn and Amy L. Klingshirn, husband and wife

for their joint lives, remainder to the survivor of them

whose tax mailing address is 214 W. Butler Street, Ft. Recovery, Ohio 45846

the following described real estate:

Situate in the Village of Fort Recovery, County of Mercer and State of Ohio, and bounded and described as follows, to-wit:

Being a parcel of land in the Village of Fort Recovery and being part of Lot Number One (1), George W. Krennings Addition and part of the Southwest Quarter (1/4) of fractional Section Twenty (20), Town Seven (7) South, Range One (1) East, Recovery Township, Mercer County, Ohio, and being more particularly described as follows:

Beginning at a monument on the Old Indian Boundary Line at the Southwest corner of fractional Section Twenty (20); thence North 3°00'40" West along the section line between Sections Nineteen (19) and Twenty (20) a distance of Three Hundred Seventy-four and Eighteen Hundredths (374.18) feet to a P.K. Nail in the centerline of Butler Street (S.R. #119); thence South 89°55' East along the centerline of Butler Street a distance of Sixty (60) feet to a railroad spike; thence South 3°00'40" East parallel to the West line of said fractional Section Twenty (20) a distance of Three Hundred Sixty-seven and Seventy-six Hundredths (367.76) feet to an iron pin on the South line of said Lot Number One (1) of Krennings Addition; thence North 85°36'30" West along the South line of said Lot Number One (1) a distance of Forty-five and Four Hundredths (45.04) feet to an iron pin at the West corner of said Lot Number One (1); thence South 56°27'30" West along the Old Indian Boundary Line a distance of Seventeen and Sixty-nine Hundredths (17.69) feet to the place of beginning.

Containing Five Hundred Five Thousandths (0.505) of an acre, more or less, subject to all legal highways and easements, restrictions, limitations and rights of way imposed thereon.

Description prepared by James A. VandenBosch, Registered Surveyor No. 6009, from a survey made in September, 1978.

Deed Reference: Volume 296, Page 934, Mercer County Deed Records.

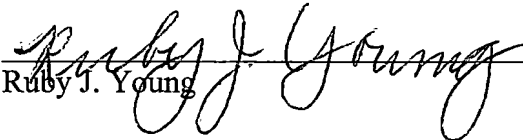
Tax ID #39-001600.0000 and #17-040⁶⁵00.0000

Tax Map #10-20-302-001 and #13-09-352-00⁴⁸43

Grantor hereby agrees to pay the real estate taxes and assessments due and payable in February, 2018. Grantees agree to pay the real estate taxes and assessments due and payable thereafter.

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, **Robert J. Klingshirn and Amy L. Klingshirn**, their heirs and assigns forever. And the said Grantor, **Ruby J. Young**, does hereby *Covenant and Warranty* 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 **Ruby J. Young, unmarried**, who hereby releases all her right and expectancy of dower in said premises, has hereunto set her hand on this 14th day of December, 2017.

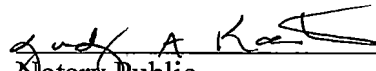

Ruby J. Young

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 14th day of December, 2017, before me, the subscriber, a notary public in and for said State, personally **Ruby J. Young, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her 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
JUDY A. KOESTERS, Atty. At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.