

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 08 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 08 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 187.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature]
Deputy Aud. Date

1/8/18

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS that **Bonita R. Knapschaefer**, Trustee of the **Bonita R. Knapschaefer Trust** uad the 23rd day of May, 2003, grants with fiduciary covenants and in compliance of the terms of said Trust, to **Todd Muhlenkamp**, whose tax mailing address is 513 West Walnut Street, Coldwater, Ohio 45828, the following described real property situated in the Township of Butler, Village of Coldwater, County of Mercer and State of Ohio, to-wit:

Situated in the Northeast Quarter of Section 33, Town 6 South, Range 2 East, Butler Township, Village of Coldwater, Ohio, and being a part of Lot Number 6 of the Original Plat of the Village of Coldwater, Ohio, as shown on the Plat thereof in Plat Book 1, Page 15, Plat Records of Mercer County, Ohio, and being more particularly described as follows:

Beginning at the Northeast corner of said Lot Number 6; thence North 89° 21' 30" West on and along the North line thereof, being also the South right-of-way line of Main Street, said right-of-way line being 36 feet South of the section line, a distance of 29.02 feet for the point of beginning of this transfer; thence South 00° 28' 47" West, a distance of 49.50 feet to the intersection with the West right-of-way line of the Norfolk & Southern Railroad; thence following the said right-of-way South 36° 03' 09" West 12.16 feet; thence continuing along said right-of-way South 38° 40' 24" West, 37.07 feet to its intersection with the West line of said Lot 6; thence North 00° 28' 47" East on and along said West line 88.61 feet to the Northwest corner of said Lot 6; thence South 89° 21' 30" East on and along the North line of Lot 6 a distance of 29.73 feet to the place of beginning, subject to all legal highways, easements and restrictions of record.

Containing 0.048 acres of land, more or less.

Prior Instrument Reference: Official Record Volume 166, Page 534

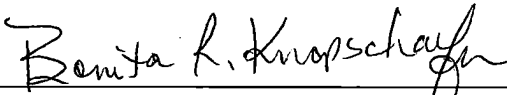
Tax Parcel Number: 05-032700.0000

Tax Map Number: 08-33-228-005

Address of Property: 213 West Main Street, Coldwater, OH 45828

Grantor agrees to pay real estate taxes and assessments due and payable in February and July of 2018, and Grantee agrees to assume and pay all real estate taxes and assessments due and payable in February, 2019, and thereafter.

Bonita R. Knapschaefer, Trustee of the Bonita R. Knapschaefer Trust, has hereunto set her hand on the date set forth in the acknowledgment.


**Bonita R. Knapschaefer, Trustee of the
Bonita R. Knapschaefer Trust
uad the 23rd day of May, 2003**

STATE OF OHIO, COUNTY OF MERCER, ss:


Before me, a Notary Public in and for said State, personally appeared the above-named **Bonita R. Knapschaefer, Trustee of the Bonita R. Knapschaefer Trust uad the 23rd day of May, 2003**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on this 31st day of December, 2017.

BAK 29th 13



LYNN F. BURTCH
Notary Public • State of Ohio
My Commission Expires:
October 31, 2021


Notary Public, State of Ohio

This instrument prepared by:

PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)
113 East Market Street, P.O. Box 404
Celina, OH 45822