

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 02 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 02 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1622.⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP 2-2-18
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT **Brian J. Delzeith and Kimberly K. Delzeith, husband and wife**, of Mercer County, Ohio

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

Michael Simcoe and Renee Simcoe, husband and wife
for their joint lives, remainder to the survivor of them,
whose tax-mailing address is 1004 Emerald Avenue, Coldwater, Ohio 45828

the following described real estate:

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

Being Lot #1309 in Westview Second Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said addition in Plat Cabinet 1, Pages 105 and 106, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all restrictions, conditions, and provisions shown on said plat, and also in Miscellaneous Volume 8, Page 511, 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 the zoning restrictions of the Village of Coldwater, Ohio.

Deed Reference: Instrument #201300002788, Mercer County Official Records.

Tax ID #05-171700.0000
Tax Map #08-28-152-017

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, **Michael Simcoe and Renee Simcoe**, their heirs and assigns forever. And the said Grantors, **Brian J. Delzeith and Kimberly K. Delzeith**, 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.

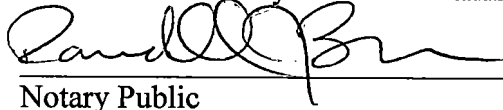
IN WITNESS WHEREOF, the said **Brian J. Delzeith and Kimberly K. Delzeith, husband and wife**, who hereby release all their right and expectancy of dower in the premises, have hereunto set their hands on this 26th day of January, 2018.

Brian J. Delzeith
Brian J. Delzeith
Kimberly K. Delzeith
Kimberly K. Delzeith

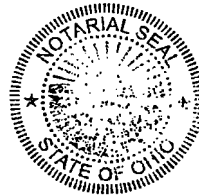
STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 26th day of January, 2018, before me, the subscriber, a notary public in and for said state, personally came **Brian J. Delzeith and Kimberly K. Delzeith, husband and wife**, 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



RANDALL BRUNS
NOTARY PUBLIC • STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 1, 2021