

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 05 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 05 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **227.50**
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 **2/5/2018**
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Ronald H. May and Patricia L. May, husband and wife, of Mercer County, Ohio

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

**Aaron M. Bruns and Maria A. Bruns, husband and wife
for their joint lives, remainder to the survivor of them
whose tax mailing address is 442 Lowry Road, Ft. Recovery, Ohio 45846**

the following described real estate:

Situated in the Village of Fort Recovery, Gibson Township, County of Mercer, and State of Ohio and bounded and described as follows:

Being a part of Lot 2 of the Old plat as the same appears thereon and more particularly described as follows, to-wit: Commencing 36½ feet South of the Northeast corner of Lot 2 aforesaid; thence South 17½ feet; thence west 10 rods to the alley; thence North 17½ feet; thence East 10 rods to the place of beginning.

The above described property includes the 16½ feet purchased from the Mercer County Sheriff and the 1 foot by Charles Steinle and is subject to the party wall agreement by and between Premier and Henry Vogel as the same is recorded in Vol. 34, Page 191 of the Mercer County, Ohio, Lease and Agreements Records and is subject to the agreement with F. & A.M. #539 dated March 2, 1931 and recorded in Vol. 34, Page 189 of the Mercer County, Lease and Agreements Records as to the use and occupancy of the second story of the building located thereon and agreement as to the use of stairway leading thereto.

Deed Reference: Volume OR128, Page 109, Mercer County Official Records.

Tax ID #17-010900.0000
Tax Map #13-09-351-015

Grantees shall pay the real estate taxes and assessments.

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, **Aaron M. Bruns and Maria A. Bruns**, their heirs and assigns forever. And the said Grantors, **Ronald H. May and Patricia L. May**, 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 **Ronald H. May and Patricia L. May, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 26th day of January, 2018.

Ronald H. May
Ronald H. May
Patricia L. May
Patricia L. May

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 **Ronald H. May and Patricia L. May, 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.

Sharon S Metzger
Notary Public



SHARON S METZGER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES APRIL 5, 2021
RECORDED IN MERCER COUNTY