

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUN 01 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JUN 01 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 437.50  
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 6/1/2018  
Deputy Aud. Date

## Survivorship Deed

KNOW ALL MEN BY THESE PRESENTS that **JAMES L. KLINGSHIRN**, a married person, the Grantor herein, for valuable consideration paid, grants, with general warranty covenants, to **AUSTIN R. ABELS and ERIN M. ABELS**, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 551 South Fourth Street, Coldwater, Ohio 45828, the following described real property:

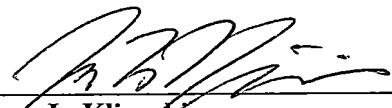
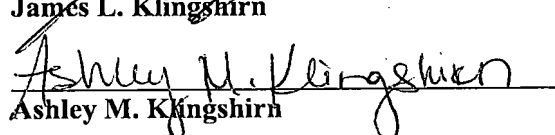
Situated in the Village of Coldwater, County of Mercer, and State of Ohio, to wit: Being Lot Number 1335 in Sturbridge Estates Third Addition to the Village of Coldwater, Ohio, as same is shown on the recorded plat of said Addition in Plat Cabinet 1, Page 100, in the Recorder's Office of Mercer County, Ohio.

Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat and also in Miscellaneous Volume 8, Page 482, all in the Recorder's Office of Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein, and subject to zoning restrictions of the Village of Coldwater, Ohio.

Prior Instrument Reference: 201100001652  
Tax Parcel Number: 05-174300.0000  
Tax Map Number: 08-34-153-016

The Grantor and Grantees herein agree that all real estate taxes and assessments shall be prorated to the date of closing.

**James L. Klingshirn and Ashley M. Klingshirn**, his wife, who hereby relinquishes her right and expectancy of dower, have hereunto set their hands on the date set forth in the acknowledgment.

  
James L. Klingshirn  
  
Ashley M. Klingshirn

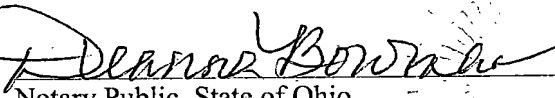
STATE OF OHIO, COUNTY OF MERCER, ss:

Before me a Notary Public in and for said State, personally appeared **James L. Klingshirn and Ashley M. Klingshirn**, his wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at Celina, Ohio, this 1st day of June, 2018.



Deanna L. Bowman  
Notary Public, State of Ohio  
My Commission Expires 11/8/2021

  
Notary Public, State of Ohio

This instrument

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