

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 18 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 18 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 455.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 10/18/2018
Deputy Aud. Date

DEED OF FIDUCIARY

Statutory Form
(R.C. Sec. 5302.09)

KNOW ALL PERSONS BY THESE PRESENTS

That, **Sandra L. Ankney, Trustee of the Sandra L. Ankney Revocable Trust**
dated **September 27, 1997**, for valuable consideration paid, grants with fiduciary
covenants to

William Kidd and Renate Kidd, husband and wife,
for their joint lives, remainder to the survivor of them

whose **TAX MAILING ADDRESS** is 8099 State Route 219, Celina, Ohio 45822, the
following real property:

Situated in the **TOWNSHIP** of **FRANKLIN, COUNTY** of **MERCER**, and **STATE** of **OHIO**, and
bounded and described as follows:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Southwest
Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23), Township Six (6)
South, Range Three (3) East, being more particularly described as follows:

Beginning at the corner stone at the Southwest corner of the Northwest Quarter (1/4) of said
Section Twenty-three (23); thence South 88° 33' 06" East, along the South line of the Northwest
Quarter (1/4) of said Section Twenty-three (23) and the centerline of State Route 219, a distance
of One Hundred Seventy-eight (178.00) feet to a railroad spike; thence North 01° 00' 00" East a
distance of Two Hundred Twenty-three and Twenty Hundredths (223.20) feet to a railroad spike;
thence North 88° 33' 06" West, a distance of One Hundred Seventy-eight and Three Hundredths
(178.03) feet to a Five-eighths (5/8) inch iron bar in the West line of the Northwest Quarter (1/4) of
said Section Twenty-three (23); thence South 00° 59' 29" West, along the West line of the
Northwest Quarter (1/4) of said Section Twenty-three (23), a distance of Two Hundred Twenty-
three and Twenty Hundredths (223.20) feet to the place of beginning, containing 0.912 of an acre
of land, more or less, subject to all easements and right-of-way of record.

The above described tract is known as Tract 1 on a Minor Subdivision Plat prepared by Gordon
L. Geeslin, Registered Surveyor No. 5372, dated March 25, 1995, on file in the County
Engineer's Office.

Minor subdivision map recorded in Deed Volume 332, Page 113, Mercer County Recorder's
Records.

Tax Parcel I.D. #09-105200.0100 / Tax Map #09-23-151-014

Grantor and Grantees hereby acknowledge and agree that all real estate taxes and special
assessments shall be prorated to the date of closing.

Prior Instrument Reference: Official Record Volume 198, Page 866, Mercer County
Recorder's Records.

Dated: October 17, 2018.

Sandra L. Ankney
Sandra L. Ankney, Trustee of the Sandra L.
Ankney Revocable Trust dated September 27,
1997

STATE OF OHIO - COUNTY OF MERCER- ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Sandra L. Ankney, Trustee of the Sandra L. Ankney Revocable Trust dated September 27, 1997**, 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 official seal at Celina, Mercer County, Ohio, this 17 day of October, A.D. 2018.



KARRI E. GRAY
Notary Public • State of Ohio
My Commission Expires:
November 13, 2021
Recorded in Mercer County

Karri E. Gray
Notary Public for Ohio
My Commission: