

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 20 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 20 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

46.50
Exemption paragraph, conveyance Fee
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
11/20/18
Deputy Aud. Dene

DEED OF FIDUCIARY

Statutory Form
(R.C. Sec. 5302.09)

KNOW ALL PERSONS BY THESE PRESENTS

That, Michael E. Etter and Barbara J. Etter, Co-Trustees of the Michael E. Etter and Barbara J. Etter Trust Dated October 19, 2011, for valuable consideration paid, grants with fiduciary covenants to

Joseph M. Brest, Jr. and Sharon Lee Brest, husband and wife,
For their joint lives, remainder to the survivor of them

whose TAX MAILING ADDRESS is 5339 Karafit Road, Celina, Ohio 45822, the following real property:

Situated in the TOWNSHIP of FRANKLIN, COUNTY of MERCER and STATE of OHIO:

Being Lot Number Two (2) of Davis Addition as the same appears upon the recorded plat thereof of record in Plat Book 5, Page 28 of the Mercer County, Ohio Records of Plats

ALSO:

Situated in the TOWNSHIP of FRANKLIN, COUNTY of MERCER and STATE of OHIO:

Being Lot Number One (1) of Davis Addition as the same appears on the recorded plat thereof in Plat Book 5, Page 28 of the Plat Records of Mercer County, Ohio; together with a parcel of land adjacent thereto being bounded and described as follows: Commencing at the East quarter post of Section Twenty (20) of Franklin Township, Mercer County, Ohio, which point is the intersection of the centerline of State Route #703 and Karafit Road; thence North Eight Hundred Twenty-Eight and Seventy-Five Hundredths (828.75) feet to the place of beginning which is the south line of a tract of land owned by Ottie C. Lakes and Gertrude Lakes; thence North Twenty (20) feet; thence West to the West line of said tract of land, said West line in the East bank of a channel running in a Northwesterly direction forming the West

boundary of said tract of land, thence in Southeasterly direction to the South line of said tract of land; thence East Two Hundred Ten and Fifty hundredths (210.50) feet to the place of beginning.

Subject to all easements, covenants, conditions, restrictions and reservations of record and all zoning and legal highways.

Tax Parcel I.D. #09-033300.0000 / Tax Map #09-20-283-002

Grantors 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: Instrument #201100005178, Mercer County Recorder's Records.

Dated: 11-19-18

Michael E. Etter, Co-Trustee
Michael E. Etter, Co-Trustee

Barbara J. Etter, Co-Trustee
Barbara J. Etter, Co-Trustee

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Michael E. Etter and Barbara J. Etter, Co-Trustees of the Michael E. Etter and Barbara J. Etter Trust Dated October 19, 2011**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

19th **IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal this day of November, A.D. 2018.

Alice A. Ahrens
Notary Public for Ohio
My Commission:



Alice A. Ahrens
Notary Public • State of Ohio
My Comm. Expires: May 31, 2020
Recorded in Mercer County

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, Ohio 45822
At Request of: Bruns Realty Group, 127 W. Sycamore St., Ste. 5, Coldwater, Ohio 45828