

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 20 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 20 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 717⁵⁰
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 12-20-18
Deputy Aud. Date

OHIO JOINT AND SURVIVORSHIP DEED

That the Grantors, **Timothy J. Klosterman and Karen S. Klosterman**, husband and wife, for valuable consideration paid, grant, with general warranty covenants, to the Grantees, **Lee M. Braun and Stacy A. Braun**, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 8022 County Rd. 219A, Celina, OH 45822, the following described real property:

Situated in the Township of Franklin, County of Mercer and State of Ohio, to-wit:

Commencing at the Northwest corner of the West one-half ($W\frac{1}{2}$) of the Southwest quarter ($SW\frac{1}{4}$) of Section Twenty-six (26), Town Six (6) South, Range Three (3) East, which is the point of beginning; then Easterly along the center line of State Route 219A, 215 feet; then Southerly 202.6 feet; then Westerly 215 feet; then Northerly 202.6 feet to the point of beginning, being one acre, more or less.

Subject to all easements, conditions, restrictions and rights of way of record.

PARCEL NO. 09-114500.0100

TAX MAP #09-26-300-001

Last transfer of record appears at Volume 279, Page 230, Deed Records, Mercer County Recorder's Office.

All real estate taxes and assessments shall be prorated to the date of closing.

Timothy J. Klosterman and Karen S. Klosterman, husband and wife, Grantors, hereby release all rights of dower herein.

Witness our hands this 14th day of December, 2018.

[Signature]
Timothy J. Klosterman

[Signature]
Karen S. Klosterman

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Timothy J. Klosterman and Karen S. Klosterman, husband and 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 hereto set my hand and official seal at Celina, Ohio, this 14th day of December, 2018.

[Signature]
Notary Public

This instrument prepared by:
Meikle, Tesno & Luth, Attys.
100 N. Main St., Celina, OH 45822



JEFFREY D. WOLTERS
Notary Public • State of Ohio
My Commission Expires:
November 22, 2021