

TRANSFERRED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 18 2019

MERCER COUNTY
TAX MAP DEPARTMENT

JAN 18 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 470.80
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 1/18/2019
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Trent D. Gerlach and Nicole Marie Gerlach, husband and wife, of Mercer County, Ohio

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

Michael Bruns and Beth A. Bruns, husband and wife
for their joint lives, remainder to the survivor of them,
whose tax-mailing address is 319 S. Market Street, Coldwater, Ohio 45828

the following described real estate:

Situated in the Village of Coldwater, County of Mercer, and State of Ohio, to-wit:

Being Lot Number Two Hundred Fifty-eight (258) in the Village of Coldwater, Mercer County, Ohio, subject to easements of record.

ALSO: The west half of the alley lying to the West of Lot 258 vacated in Ordinance No. 1617 and recorded in Instrument #201400002057.

Deed Reference: Instrument #2201500005153, Mercer County Official Records.

Tax ID #05-063400.0000

Tax Map #08-33-236-007

Real estate taxes and assessments shall be prorated to date of closing.

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, **Michael Bruns and Beth A. Bruns**, their heirs and assigns forever. And the said Grantors, **Trent D. Gerlach and Nicole Marie Gerlach**, do hereby *Covenant and Warranty* 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 **Trent D. Gerlach and Nicole Marie Gerlach, husband and wife**, who hereby release all their right and expectancy of dower in the premises, have hereunto set their hands on this 18 day of January, 2019:

Trent D. Gerlach
Trent D. Gerlach

Nicole Marie Gerlach
Nicole Marie Gerlach

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 18 day of January, 2019, before me, the subscriber, a notary public in and for said state, personally came **Trent D. Gerlach and Nicole Marie Gerlach, 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.



Notary Public

Jeffrey P. Knapke-Attorney at Law
Notary Public-State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

SEAL