

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 13 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 13 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 493⁵⁰
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 2-13-19
Deputy Aud. Date

OHIO SURVIVORSHIP DEED

Know All Persons By These Presents

That, Bryce D. Schlater, a married man, and Alicia Schlater, his wife, for valuable consideration paid, grants with general warranty covenants, to

**Dylan Hutzler and Holly E. Hutzler, husband and wife,
for their joint lives, remainder to the survivor of them**

whose tax mailing address is 315 South Second Street, Coldwater, Ohio 45828, the following real property:

Situated in the **VILLAGE** of **COLDWATER**, **TOWNSHIP** of **BUTLER**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Lot Number Eighty-three (83) as known on the recorded plat to the Village of Coldwater, Mercer County, Ohio.

ALSO:

Being that part of Lot Number Eighty-six (86) which lies west of the right of way of the Cincinnati Northern Railroad, as shown on the recorded plat of said Village.

ALSO:

Situated in the Northwest Quarter of Section 34, Township 6 South, Range 2 East, Butler Township, Mercer County, Village of Coldwater, Ohio, and being a part of the railroad right-of-way as described in Mercer County Deed Records Volume 50, Page 27 and being more particularly described as follows:

Commencing at an iron pin at the northeast corner of Lot #88 (formerly Lot #16) of Rosenbeck's Addition to Coldwater; thence South 89° 23' 41" West 56.07 feet along the north line of said Lot #88 to an iron pin; thence South 00° 06' 05" East 66.20 feet to an iron pin on the south line of said Lot #88; thence South 24° 38' 35" West 73.21 feet to an iron pin on the south line of Lot #87, said iron pin being the TRUE POINT OF BEGINNING for the tract described herein; thence continuing South 24° 38' 35" West 73.23 feet to an iron pin on the south line of Lot #86; thence South 89° 21' 07" West 14.27 feet along the south line of Lot #86 to an iron pin at the southwest corner of said Lot #86; thence North 00° 07' 28" West 35.09 feet along the west line of Lot #86 to a point; thence in a northerly directly curving to the left with a radius of 1367.46 feet, an arc distance of 34.36 feet, said arc having a chord North 24° 24' 10" East 34.36 feet to a point on the south line of Lot #87; thence North 89° 21' 58" East 30.68 feet along the south line of said Lot #87 to the point of beginning containing 0.040 acres (1733 square feet), more or less, and being subject to all legal easements of record. This description was prepared from an actual field survey completed in May, 1984, by Richard T. Mote, Registered Surveyor #5552.

Tax Parcel I.D. #05-043600.0000 / Tax Map #08-34-103-003
Tax Parcel I.D. #05-043900.0000 / Tax Map #08-34-103-009

Prior Instrument Reference: Instrument #200900005098, Mercer County Recorder's Records.

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

And for valuable consideration **Bryce D. Schlater, a married man, and Alicia Schlater, his wife**, do hereby remise and release unto the said Grantees, their heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: 2-13-19

Bryce D Schlater
Bryce D. Schlater

Alicia Schlater
Alicia Schlater

STATE OF OHIO – COUNTY OF MERCER – ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Bryce D. Schlater, a married man, and Alicia Schlater, 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 official seal at _____, Mercer County, Ohio, on this 13 day of February, A.D. 2019.



ELIJAH ZAMUDIO
Notary Public, State of Ohio
My Commission Expires
October 1, 2019

E. Zamudio
Notary Public for Ohio
My Commission: 10/1/19