

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 17 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 17 2019

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 6-17-19
Deputy Aud. Date

DEED OF FIDUCIARY
(O.R.C. 5302.09)

ELIZABETH M. BRUNS, as Grantor, the duly appointed Executor of the Estate of Eileen B. Whitsett, Deceased, Case No. 2018-1002, Mercer County, Ohio Probate Court, by the power conferred by the Last Will and Testament of Eileen B. Whitsett, and through every other power, for good and valuable consideration paid, grant(s) with fiduciary covenants, to the Grantees, **JOSEPH E. THOMAS** and **HALEY R. THOMAS**, whose tax-mailing address is 814 Parkview Drive, Coldwater, OH 45828 the following **REAL PROPERTY**: Situated in the Village of Coldwater, County of Mercer, and State of Ohio, to wit:

Being Lot Number Eight Hundred Ninety-seven (897) in Selhorst Eighth Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded plat of said Village. As a part of the consideration for this conveyance, and in consideration of the incorporation of like covenants, in any and all conveyances of other lots in said addition, the grantees herein for themselves and their heirs, executor, administrators and assigns, hereby covenant and agree to and with the said grantor, its successors and assigns, for the use and benefit of said grantor, its successors and assigns, and of every other person who shall or may become the owner of or may have title derived immediately or remotely from, through or under said grantor, its successors and assigns, to any lot or parcel of land situated in said addition, to confirm to all the provisions, conditions, restrictions and easements as shown and recited on the plat of said Selhorst Eighth Addition, filed for record on the 1st day of December, 1964 and recorded in Plat Book 9, Page 19, Recorder's Office, Mercer County, Ohio.

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

Parcel #05-129200.0000
Tax Map # 08-28-329-022

Prior Instrument Reference: Book 148, Page 2657 of the Mercer County Ohio Official Records; and Instrument #200800005239 of the Mercer County, Ohio Recorder's Office.

Witness: Elizabeth M. Bruns, Executor, sets her hand this 12th day of June, 2019 to make this conveyance.

Signed and acknowledged by:

Elizabeth M. Bruns, Executor
Elizabeth M. Bruns, Executor of the Estate of Eileen B. Whitsett, Deceased

State of Ohio)
)
County of Mercer) ss.

BE IT REMEMBERED, That on this 12th day of June, 2019, before me, the subscriber, a notary public in and for said state, personally came Elizabeth M. Bruns, Executor, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed by notary seal on the day and year last aforesaid.



DANIEL R. BROERING
Notary Public • State of Ohio
My Commission Expires:
July 18, 2022

Daniel R. Broering
Notary Public

This instrument prepared by: Paul E. Howell, Howell, Gast-Schlater & Co., L.P.A., 397 N. Eastern Ave. P.O. Box 317, St. Henry, OH 45883-0317, Phone: 419-678-7111, Fax: 419-678-7332