Instrument #201900003206 Recorded: 8/1/2019 9:06 AM 2 Pages, DEED
Total Fees: \$28.00 Angela N. King, Recorder, Mercer County, OH Dropped off by: SCHNELLE/KEITH

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

AUG 0 1 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

AUG 0 1 2019

RANDALL E. GRAPNER COUNTY AUDITOR MERCER COUNTY, OHIO Exemption paragraph, conveyance Fee <u>U30</u>.00
The Grantor and Grantee of this deed have complied with the provisions of R.C. Sec 319, 202 Randall E. Grapner Mercer County Auditor.

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STATUTORY FORM FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS that SCOTT G. BRUNS, Executor of the Estate of CAROLYN M. BRUNS, pursuant to power of sale under the Will as filed in Case No. 20181198 in the Probate Division of the Common Pleas Court of Mercer County Ohio, for valuable consideration paid, grants, with fiduciary covenants, to RICHARD SMITH and BARBARA SMITH, husband and wife, for their joint lives with the remainder to the survivor of them, Grantees, whose tax mailing address is 5292 Edgewood St., Celina, OH 45822 the following real property:

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

Being Lots Numbered Six (6) and Seven (7) in Wooded Acres Subdivision as same are set forth on the recorded plat thereof in Plat Cabinet 1, Page 49, in the Recorder's Office of Mercer County, Ohio, subject to all easements and restrictions of record imposed thereon and as set forth in Volume 7, Page 822, of the Miscellaneous Records of Mercer County, Ohio.

Parcel Number: 09-076300.0800 Tax Map #: 09-22-252-004

Prior Instrument Reference: Instrument# 201300001471

The Property is conveyed subject to, and there are hereby excepted from the fiduciary covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules, and regulations;
- (iv) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

Executed this 29th day of July, 2019.

Scott G. Bruns, Executor

STATE OF OHIO)
SS
COUNTY OF AUGLAIZE)

Before me, a notary public in and for said County and State, personally appeared the above named SCOTT G. BRUNS, Executor of the Estate of CAROLYN M. BRUNS, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Minster, Ohio this 29th day of July, 2019.

KEITH M. SCHNELLE, Attorney at Law Notary Public, State of Ohio My Commission has no expiration date O.R.C. Section 147.03

This instrument prepared by Schnelle Law Office, LLC, Sidney, Ohio

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