

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 15 2019


MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 15 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 833.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

 11/15/19
Deputy Aud. Date

SURVIVORSHIP DEED

KYLE DUES PROPERTY MANAGEMENT, LLC, an Ohio Limited Liability Company, for valuable consideration paid, grants, with general warranty covenants, to **KENNETH STOLTZ and CARON STOLTZ, husband and wife, for their joint lives, remainder to the survivor of them,** whose tax mailing address is 802 West Vine Street, Coldwater, Ohio 45828, the following described Real Estate:

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

Being the West One Hundred (100) feet of Lot 816 in the Selhorst Seventh Addition, Village of Coldwater, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of Lot 816, the said Southeast corner being the intersection of the north-south half section line of Section 28, Butler Township, and the North line of West Vine Street; thence N 89°03' W, along the North line of West Vine Street a distance of Twenty-five (25) feet to the place of beginning; thence continuing N 89°03' W, along the North line of West Vine Street, a distance of One Hundred (100) feet to the Southwest corner of Lot 816; thence N 1°12' E, along the West line of Lot 816, a distance of One Hundred Twenty (120) feet to the Northwest corner of Lot 816; thence S 89°03' E, along the North line of Lot 816, a distance of One Hundred (100) feet to a point Twenty-five (25) feet West of the Northeast corner of Lot 816; thence S 1°12' W, parallel to the East line of Lot 816 and the half section line of the said Section 28, a distance of One Hundred Twenty (120) feet to the place of beginning.

Being part of Lot Eight Hundred Sixteen (816) in Selhorst Seventh Addition to the Incorporated Village of Coldwater, Ohio as shown on the recorded plat.

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

SURVIVORSHIP DEED (KYLE DUES PROPERTY MANAGEMENT, LLC TO KENNETH & CARON STOLTZ)

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addition, the grantees herein for themselves and their heirs, executors, 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 conform to all the provisions, conditions, restrictions and easements as shown and recited on the plat of said Selhorst Seventh Addition, filed for record on the 3rd day of January, 1963 and recorded in Plat Book 9, Page 8, Recorder's Office, Mercer County, Ohio, and also to conform to all the provisions, conditions, restrictions and easements as shown and recited in the "Covenants and Restrictions Applying to Selhorst Seventh Addition", Coldwater, Ohio, recorded in Volume 3, Page 499, of the Miscellaneous Record in the Office of the Mercer County Recorder. Easements for utilities are reserved as shown on the plat. The easements are described and recorded in Volume No. 203, Page 337, on the Right of Way Records, in the Office of the Mercer County Recorder.

Parcel No. 05-120600.0000

Map No. 08-28-329-037

Last Transfer: Instrument No. 201900002227, Recorder's Office of Mercer County, Ohio.

IN WITNESS WHEREOF, the said **KYLE E. DUES**, being the **Manager/Sole Member of KYLE DUES PROPERTY MANAGEMENT, LLC**, an Ohio Limited Liability Company, has hereunto set his hand this 8th day of NOV., 2019.



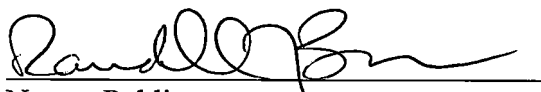
Kyle E. Dues, Manager/Sole Member

SURVIVORSHIP DEED (KYLE DUES PROPERTY MANAGEMENT, LLC TO KENNETH & CARON STOLTZ)

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STATE OF OHIO, COUNTY OF MERCER, SS:

The foregoing instrument was acknowledged before me this 8th day of November, 2019, by **KYLE E. DUES, MANAGER/SOLE MEMBER OF KYLE DUES PROPERTY MANAGEMENT, LLC, an Ohio Limited Liability Company**, on behalf of the limited liability company.


Notary Public



RANDALL BRUNS
NOTARY PUBLIC • STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 1, 2021

Prepared by Steven P. Mielke, Attorney at Law, 425 East Spring Street, St. Marys, Ohio 45885
realestate\dues.stoltz.deed