

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 18 2020

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAR 18 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 87<sup>50</sup>  
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 3-18-2020  
Deputy Aud. Date

# Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT John J. Bihn, Trustee of The John J. Bihn Revocable Living Trust dated June 8, 2005 *fka* The John J. Bihn and Marlene A. Bihn Revocable Living Trust

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

**Theodore A. Homan and Alison S. Homan, husband and wife**  
**for their joint lives, remainder to the survivor of them**  
**whose tax mailing address is 116 S. Wayne Street, Ft. Recovery, Ohio 45846**

the following described real estate:

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

Beginning at the southeast corner of Lot No. 18; thence south on the west side of Wayne Street Fifty-four (54) feet; thence west to an alley; thence north Fifty-four (54) feet to Inlot No. 18; thence east to the place of beginning, being part of Inlot No. Twenty-three (23) in the Village of Fort Recovery, old plat, Gibson Township side.

Also known as 54 feet of uniform width off the entire North side of Lot Number 23 of the original plat of the Village of Fort Recovery, Gibson Township side.

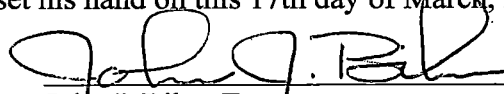
Deed Reference: Instrument #200800000027, Mercer County Recorder's Office.

Tax ID #17-017800.0000  
Tax Map #13-09-353-027

Real estate taxes and assessments are prorated to date of closing.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Theodore A. Homan and Alison S. Homan**, their heirs and assigns forever. And the said Grantor, **John J. Bihn, Trustee**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that he will *Defend* the same against all lawful claims of all persons whomsoever.

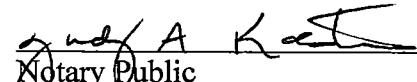
IN WITNESS WHEREOF, the **John J. Bihn, Trustee of The John J. Bihn Revocable Living Trust dated June 8, 2005**, has hereunto set his hand on this 17th day of March, 2020.

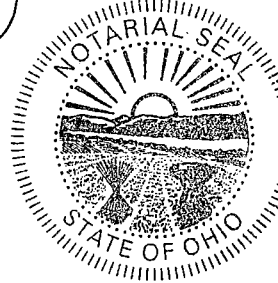
  
John J. Bihn, Trustee

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 17th day of March, 2020, before me, the subscriber, a notary public in and for said State, personally **John J. Bihn, Trustee of The John J. Bihn Revocable Living Trust dated June 8, 2005**, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his 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



JUDY A. KOESTERS  
ATTORNEY AT LAW  
NOTARY PUBLIC  
STATE OF OHIO  
My Comm. Has No  
Expiration Date  
Section 147.03 R. C.