

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 02 2020

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

APR 02 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 465.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

HS 4/8/2020  
Deputy Aud. Date

# Know All Men by These Presents:

(Joint and Survivorship Deed)

**THAT Tyler Wilder, unmarried, of Mercer County, Ohio**

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

**Raymond C. Koesters, unmarried, and Amber N. Muhlenkamp, unmarried,  
for their joint lives, remainder to the survivor of them,  
whose tax mailing address is 415 E. Walnut Street, Coldwater, Ohio 45828**

the following described real estate:

Situated in the County of Mercer, State of Ohio, and in the Village of Coldwater and  
bounded and described as follows:

Beginning Fifty (50) feet East of the Northwest corner of Lot #275; thence South One  
Hundred Thirty-two (132) feet more or less to an alley; thence East along said alley  
Fifty (50) feet; thence North One Hundred Thirty-two (132) feet more or less to Walnut  
Street; thence West along Walnut Street Fifty (50) feet to the place of beginning.

Being part of Lot #275 and part of Out-Lot #55, and being Twenty-six (26) feet of  
uniform width off of the entire East side of Lot #275 and Twenty-four (24) feet of  
uniform width off of the West side of Out-Lot #55.

ALSO: Being a part of Out-Lot #55 to the Village of Coldwater, Mercer County, Ohio,  
being more particularly described as follows:

Commencing at an iron pin found at the Northwest corner of Lot #275 of Fetzers  
Second Addition to the Village of Coldwater (Plat Book 2, Page 77); thence North  
89°38'15" East, 100.00 feet along the South right-of-way line of Walnut Street to a  
point, being the Point of Beginning; thence continuing North 89°38'15" East, 3.00 feet  
along the last described line to an iron pin with cap set; thence South 00°27'55" East,  
138.13 feet to an iron pin with cap set; thence North 89°58'27" West, 3.00 feet along  
the North right-of-way line of an Alley to a point; thence North 00°27'55" West, 138.11  
feet to the Point of Beginning, containing 414.34 square feet of land more or less,  
subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B.  
Marbaugh. Registered Surveyor #7421. Dated January 7, 2014, on file in the County  
Tax Map Office.

Deed Reference: Instrument #201700003442, Mercer County Recorder's Office.

Tax ID #05-065200.0000  
Tax Map #08-34-113-004

Real estate taxes and assessments shall be 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, **Raymond C. Koesters and Amber N. Muhlenkamp**, their heirs and assigns forever. And the said Grantor, **Tyler Wilder**, 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 said **Tyler Wilder, unmarried**, who hereby release all his right and expectancy of dower in said premises, have hereunto set his hands on this 26 day of March, 2020.

Tyler Wilder  
Tyler Wilder

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 26 day of March, 2020, before me, the subscriber, a notary public in and for said State, personally came **Tyler Wilder, unmarried**, 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.

Rachel Koesters  
Notary Public



Rachel Koesters  
Notary Public • State of Ohio  
My Commission Expires:  
September 2, 2024