

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 27 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 27 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 980⁰⁰
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 4.27.2020
Deputy Aud. Date

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

Kathleen Simpkins, Successor Trustee under the **Amended and Restated Agreement of Trust for Donald P. Desch, dated October 26, 2001** and **Kathleen Simpkins, Successor Trustee** under the **Amended and Restated Agreement of Trust for Kathleen A. Desch, dated October 26, 2001** as Grantor, by the power conferred by said trusts, and through every other power, for good and valuable consideration paid, grant(s) with fiduciary covenants, to the Grantees, **KEITH G. GRUSS and MELISSA A. GRUSS**, joint with rights of survivorship, whose tax mailing address is 306 North Elm Street, Coldwater, Ohio 45828, the following **REAL PROPERTY**:

Being a parcel of land located in the Southeast quarter of Section 28, Town 6 South, Range 2 East, Butler Township, Village of Coldwater, Mercer County, Ohio, and described as follows:

Commencing at an Iron Pin marking the north east corner of Lot #745 of the Selhorst Fourth Addition, Bk. 6, Pg. 18, marking the TRUE POINT OF BEGINNING;

Thence North 01° 40' 00" East a distance of ten and zero hundredths feet (10.00') to an Iron Pin;

Thence North 89° 10' 34" East along the south right-of-way line of Plum Drive a distance of one hundred twenty and ninety-eight hundredths feet (120.98') to a point referenced to an Iron Pin 0.30' east and 2.08' south of calculated corner;

Thence South 01° 40' 00" West along the west right-of-way line of Elm Street a distance of one hundred forty-one and zero hundredths feet (141.00') to an iron pin;

Thence North 89° 10' 34" West along the north property line of a 0.339 acre tract owned by Michael S. and Karen A. Kleinhenz, Vol. 328, Pg. 942 a distance of one hundred twenty and ninety-eight hundredths (120.98') to an Iron Pin;

Thence North 01° 40' 00" East along the east line of the said Selhorst Fourth Addition, a distance of one hundred thirty-one and zero hundredths feet (131.00') to the TRUE POINT OF BEGINNING containing 0.392 acres of land more or less.

Description based on a survey by Eric C. Thomas Registered Surveyor No. 7236 in

September, 2001 and is on file with the Mercer County Engineers Office.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Instrument Reference: Instrument No. 200100008184 and 200100008185 of the Official Records of the Mercer County, Ohio Recorder's Office.

Tax ID No. 05-010400.0000

Map No. 08-28-452-018

Taxes shall be prorated through the date of closing.

Witness: Kathleen Simpkins, Successor Trustee under the Amended and Restated Agreement of Trust for Donald P. Desch, dated October 26, 2001 and Kathleen Simpkins, Successor Trustee under the Amended and Restated Agreement of Trust for Kathleen A. Desch, dated October 26, 2001, sets her hand this 24th day of April, 2020 to make this conveyance.

Signed and acknowledged by:

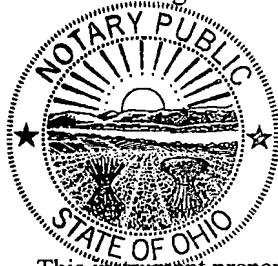
Kathleen Simpkins
Kathleen Simpkins, Successor Trustee

Kathleen Simpkins
Kathleen Simpkins, Successor Trustee

STATE OF OHIO
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 24th day of April, 2020 by Kathleen Simpkins, Successor Trustee under the Amended and Restated Agreement of Trust for Donald P. Desch, dated October 26, 2001 and Kathleen Simpkins, Successor Trustee under the Amended and Restated Agreement of Trust for Kathleen A. Desch, dated October 26, 2001.

Acknowledgement only. No oath or affirmation was administered to the Signer(s).



LAURA PIPPENGER, Notary Public
In and for the State of Ohio
My Commission Expires 7/15/24

Laura h. Pippenger
Notary Public

This instrument prepared by: Paul E. Howell, Howell, Gast-Schlatter & 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