

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 11 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 11 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 145³⁰
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 5.11.2020
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, **James E. Kaiser and Karen A. Kaiser, husband and wife**, for valuable consideration, paid, grants, with general warranty covenants, to

**Rhonda M. Gross, Trustee or her Successor(s) as Trustee of
"The Betterton Keystone Inheritance Trust", dated August 30, 2011**

whose tax mailing address is 5288 Castaway Court, Celina, Ohio 45822, the following real property:

Situated in the **TOWNSHIP** of **FRANKLIN**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being Lot Number Twenty-four (24) of Treasure Cove Subdivision as shown on the recorded plat thereof in Plat Cabinet 1, Page 315 of the Mercer County, Ohio Plat Records, subject to all conditions, restrictions, and easements of record.

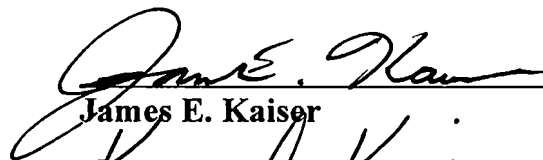
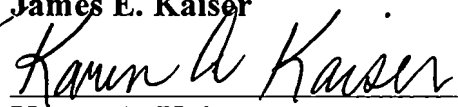
Tax Parcel I.D. #09-035700.0428 / Tax Map #09-20-178-045

Prior Instrument Reference: Instrument #201000000255, Mercer County Recorder's Records.

Grantors and Grantee hereby acknowledge and agree that the real estate taxes and special assessments shall be prorated to the date of closing.

And for valuable consideration **James E. Kaiser and Karen A. Kaiser, husband and wife**, do hereby remise and release unto the said Grantee, its successors and assigns, all their right and expectancy of dower in the above described premises.

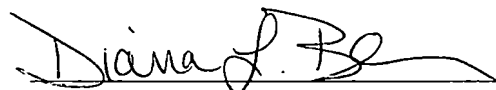
Dated: 5/5/2020

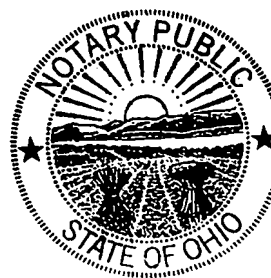

James E. Kaiser

Karen A. Kaiser

STATE OF OHIO – COUNTY OF MONTGOMERY – ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **James E. Kaiser and Karen A. Kaiser, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Dayton, Montgomery County, Ohio**, on this 5th day of May 2020, A.D. 2020.


Notary Public for Ohio
My Commission:



DIANA L. BLAIR, Notary Public
In and for the State of Ohio
My Commission Expires July 28, 2020

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822
At Request of: **Bruns Realty Group**, 127 W. Sycamore St., Suite 5, Coldwater, OH 45828