

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 06 2022


MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

APR 06 2022

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **\$350.00**  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

 **4/6/2022**  
Deputy Aud. Date

## FIDUCIARY DEED OF GUARDIAN

KNOW ALL MEN BY THESE PRESENTS that **Kerry Owen and Robin Owen, Guardians of Person and Estate of William Boswell Jr.**, the Grantors herein, by the power conferred under their appointment as Guardians in Mercer County Probate Court Case No. 20192023, for valuable consideration paid, grant with fiduciary covenants to **Gabriel Q. Combs and Hannah M. Combs FKA Hannah M. Heitkamp, husband and wife**, for their joint lives, remainder to the survivor of them, whose tax mailing address is 117 East Butler Street, Fort Recovery, Ohio 45846, the following described real property:

Situated in the VILLAGE of FT. RECOVERY, COUNTY of MERCER, and STATE of OHIO:

Being a part of Lot No. 13 of the original plat of the Village of Ft. Recovery, Gibson Township side and more particularly described as follows:

Beginning at the Southeast corner of said Lot No. 13; thence running west 65 feet; thence north 5 rods; thence East 65 feet to the Northeast corner of said lot; thence South 5 rods to the place of beginning.

Subject to: Legal highways, easements, restrictions of record, taxes, and assessments to date.

**Prior Instrument Reference:** Instrument No. 202000001473 & 201800006161

**Tax Parcel Number:** 17-014000.0000

**Tax Map Number:** 13-09-376-022

**Address of Property:** 117 E Butler Street, Fort Recovery, Ohio 45846.

The execution and recording of this deed completes and fulfills all obligations of the parties above as set forth in a Land Installment Contract dated December 27, 2018, and recorded as Mercer County Recorder's Official Records Instrument 201800006161.

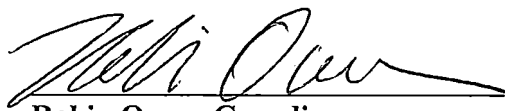
Grantors and Grantees herein agree that the real estate taxes and assessments will be prorated to the date of closing.

A title examination was not performed during the preparation of this instrument.

Executed this 30 day of MARCH, 2022.



Kerry Owen, Guardian



Robin Owen, Guardian

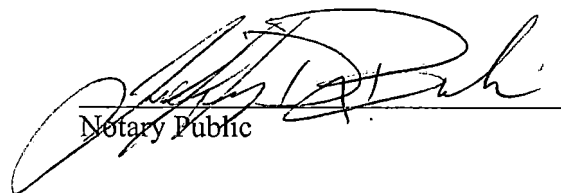
**Notary Acknowledgement**

STATE OF OHIO )  
 ) ss.  
COUNTY OF MERCER )

The foregoing instrument was acknowledged before me this MARCH 30, 2022, by **Kerry Owen and Robin Owen, Guardians of Person and Estate of William Boswell Jr.**



Witness my hand and official seal.

  
Notary Public

This instrument prepared by: Evin Z. Bachelor, Attorney  
PURDY, LAMMERS & SCHIAVONE, ATTYS.  
113 East Market Street, P.O. Box 404  
Celina, Ohio 45822

After recording, return to: Four Diamond Title Services LLC  
405 Myers Road  
Celina, Ohio 45822