

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Aug 01 2022
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED
Aug 01, 2022
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$857.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319, 202 Randall E. Grapner, Mercer
County Auditor.
KP Aug 01, 2022
Deputy Aud. Date

SURVIVORSHIP DEED
(O.R.C. §5302.17)

Dylan C. Graham and Bethany N. Graham, married to each other, the Grantors, of Mercer County, Ohio for valuable consideration paid, grants with general warranty covenants to Theodore J. Fisher and Molly A. Fisher, the Grantees, for their joint lives remainder to the survivor of them, whose tax mailing address will be 312 S. Cedar St., Coldwater, OH 45828 the following real property:

SEE EXHIBIT "A" ATTACHED HERETO

Property Address:	312 S. Cedar St., Coldwater, OH 45828
Parcel No.:	05-126800.0000
Map No.:	08-33-126-019
Prior Instrument Reference:	Instrument #201800001850

Dylan C. Graham and Bethany N. Graham, married to each other, release their rights of dower in said premises.

Executed this 25th day of July, 2022.

Dylan C. Graham
Dylan C. Graham

Bethany N. Graham
Bethany N. Graham

STATE OF OHIO

COUNTY OF Mercer

SS:

The foregoing instrument was acknowledged before me this 25th day of July, 2022 by **Dylan C. Graham and Bethany N. Graham**, married to each other. This is an acknowledgment clause; **no oath or affirmation was administered to the signer.**



JENNIFER RANEY
Notary Public
State of Ohio
My Comm. Expires
November 24, 2025

Jennifer Raney
Notary Public

THIS INSTRUMENT PREPARED BY:
T. BLAIN BROCK, II - Attorney at Law
540 W. Market St., Lima, OH

EXHIBIT "A"

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

Being Lot Number Eight Hundred Seventy-six (876) in the South Cedar Street Addition, as shown on the recorded plat of said Village.

Said property is subject to all the restrictions, conditions and provisions as shown on the plat of said South Cedar Street Addition filed for record on August 18, 1964, and recorded in Plat Book 9, Page 17, Recorder's Office, Mercer County, Ohio. Also subject to additional covenants and restrictions, not recited on the plat, filed for record on the 19th day of November, 1966, and recorded in Volume #4, Page 250, Miscellaneous Records, Recorder's Office, Mercer County, Ohio.

ALSO: Being Lot No. 1631 in the Village of Coldwater (from the Replat of Lot No. 1613) as shown on the Plat filed for record on November 16, 2007 at 9:04 a.m. and recorded in Instrument #200700006935, Plat Records of Mercer County, Ohio, subject to all easements, conditions, restrictions and reservations as set forth on said plat. This lot shall not be used as a building site and shall be a utility easement.