

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

FEB 28 2024

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

FEB 28 2024

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>850</sup><sub>50</sub>  
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 2-28-2024  
Deputy Aud. Date

## **SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS that **Tyler P. Muhlenkamp and Alissa V. Belna-Muhlenkamp, husband and wife**, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **Jackson L. Hemmelgarn and Lexi E. Hemmelgarn**, for their joint lives, remainder to the survivor of them, whose tax mailing address is 109 North Mill Street, Coldwater, Ohio 45828, the following described real property:

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

The South half (1/2) of Lots Sixty-one and Sixty-two (formerly Lots Thirteen (13) and Fourteen (14) of Riggs and Gellers Addition) to the Village of Coldwater, Ohio, as the same appear upon the recorded plat thereof.

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

**Prior Instrument Reference:** Instrument No. 202000006737  
**Tax Parcel Number:** 05-040600.0000  
**Tax Map Number:** 08-28-480-002  
**Address of Property:** 109 North Mill Street, Coldwater, Ohio 45828

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

Grantors hereby release all rights and expectancy of dower in the above-described real estate.

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

Executed this 22 day of February, 2024.

  
Tyler P. Muhlenkamp

  
Alissa V. Belna-Muhlenkamp

**Notary Acknowledgement**

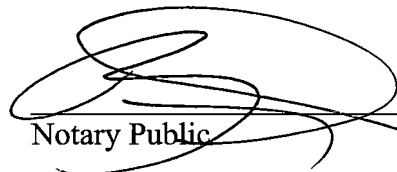
STATE OF Ohio )  
 ) ss.  
COUNTY OF Meriden )

The foregoing instrument was acknowledged before me this Feb. 22, 2024,  
by Tyler P. Muhlenkamp and Alissa V. Belna-Muhlenkamp, husband and wife.



BETTY DUBRY  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
12-15-24

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