

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES  
  
Apr 29 2024  
MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

Apr 29, 2024  
RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$0.00 **ET**  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec.  
319, 202 Randall E. Grapner, Mercer  
County Auditor.  
KS Apr 29, 2024  
Deputy Aud. Date

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that **DANIEL G. BRUNS and MARTHA A. BRUNS**, Husband and Wife, Grantors, for valuable consideration paid, grant, with general warranty covenants, to **DANIEL G. BRUNS and MARTHA A. BRUNS, TRUSTEES OF THE DANIEL G. BRUNS and MARTHA A. BRUNS JOINT TRUST AGREEMENT DATED APRIL 19, 2024**, Grantees, whose mailing address is 1035 Homestead Dr., Coldwater, OH 45828, the following real property (the "Premises"): Situate in the Village of Coldwater, Mercer County, Ohio:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF THE PREMISES.



The Premises is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record; and
- (ii) All legal highways.

Prior Instrument References: Instrument #201700002039, #202000002317, and #202000006201

DANIEL G. BRUNS and MARTHA A. BRUNS, husband and wife, release all rights of dower therein.

Executed on the 19<sup>th</sup> day of April, 2024.

  
DANIEL G. BRUNS  
  
MARTHA A. BRUNS


STATE OF OHIO  
COUNTY OF SHELBY / ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named DANIEL G. BRUNS and MARTHA A. BRUNS, Husband and Wife, Grantors, 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 Fort Loramie, Ohio this 19<sup>th</sup> day of April, 2024.



DANIEL A. BENSMAN, Attorney at Law  
Notary Public, State of Ohio  
Commission Does Not Expire  
Pursuant to Sec. 147.03 O.R.C.

  
Notary Public

This instrument prepared by: Faulkner, Garmhausen, Keister & Shenk, A Legal Professional Association  
Courtview Center, Suite 300, 100 S. Main Avenue, Sidney, OH 45365

EXHIBIT "A"

TRACT I:

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

Being Lot Numbered 1742 of Kahlig Subdivision, Section 7, as shown on the recorded plat of said Addition in Instrument #201700001005, Recorder's Office, Mercer County, Ohio, subject to all the provisions, conditions, restrictions, and easements as shown and recited in the "Covenants and Restrictions Applying to the Kahlig Subdivision, Section Seven," Coldwater, Ohio, recorded in Instrument #201700001006, Mercer County Recorder's Office. Deed Reference: Volume OR 107, Page 542, Mercer County Official Records.

Tax ID #05-009750.1742

Tax Map #08-28-352-032

Prior Instrument Reference: Instrument #201700002039

TRACT II:

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

Being Lot Numbered 1734 of Kahlig Subdivision, Section 7, as shown on the recorded plat of said Addition in Instrument #201700001005, Mercer County Recorder's Office, subject to all the provisions, conditions, restrictions, and easements as shown and recited in the "Covenants and Restrictions Applying to the Kahlig Subdivision, Section Seven," Coldwater, Ohio, recorded in Volume OR98, Page 482 of the Official Records in the Office of the Mercer County Recorder.  
Deed Reference: Volume OR 107, Page 542, Mercer County Official Records.

Tax ID #05-009750.1734

Tax Map #08-28-352-024

Prior Instrument Reference: Instrument #202000002317

TRACT III:

The following described real property:

Being a parcel out of the Northeast Quarter, Section 28, Town 6 South, Range 2 East,

Butler Township, Village of Coldwater, Mercer County, Ohio and more particularly described as follows:

Commencing at the southeast corner of the Northeast Quarter, Section 28, T6S, R2E, Butler Township, Village of Coldwater, said point being a P.K. nail found at the intersection of the centerlines of Butler Street and State Route 118; thence North 89° 53' 37" West, along the centerline of Butler Street, also being the south line of the Northeast Quarter of Section 28, One Thousand Twenty-five and Fifty Hundredths (1025.50) feet to a point; thence North, Thirty (30.00) feet to an iron pin set on the north line of Butler Street as the Place of Beginning; thence North 89° 53' 37" West, along the north line of Butler Street, Fifty-six and Seventy Hundredths (56.70) feet to an iron pin set; thence North 00° 13' 00" East, One Hundred Fifteen (115.00) feet to a point and passing thru an iron pin set at One Hundred Ten (110.00) feet and P.K. nails set in the front and rear brick face of a brick structure; thence South 89° 53' 37" East, Twenty-seven and Forty-three (27.43) feet to a point; thence South 43° 15' 57" East, Forty-two and Eight Hundredths (42.08) feet to a point; thence South, Eighty-four and Forty-one Hundredths (84.41) feet to the place of beginning.

The foresaid described parcel contains **One Hundred Thirty-nine Thousandths (0.139) acre, more or less**, is part of the lands described in Deed Volume 311, Page 76 and is shown as Parcel "C" on a Plat of Survey filed with the Mercer County Engineer and is subject to an easement for drainage and fence maintenance purposes as follows:

Beginning at the afore place of beginning, thence North 89° 53' 37" West, Sixteen (16.00) feet to a point; thence North, Fourteen (14.00) feet to a point; thence South 89° 53' 37" East, Eleven (11.00) feet to a point; thence North, Thirty-nine (39) feet to a point; thence South 89° 53' 37" East, Five (5.00) feet to a point; thence South Fifty-three (53.00) feet to the place of beginning. The described easement is part of Parcel "C" as shown on a Plat of Survey filed with the Mercer County Engineer.

Bearings for this survey description were turned from the south line of the Northeast Quarter of Section 28, established as North 89° 53' 37" West by others.

This description was prepared by Roy F. Thompson, Jr., Reg. Sur. #5379.

Subject to all easements, restrictions, reservations and rights-of-way of record.

Deed Reference: Instrument #200600002912, Mercer County Recorder's Office.

Tax ID #05-013600.0103

Tax Map #08-28-276-010

Prior Instrument Reference: Instrument #202000006201