

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 12 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 12 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 245.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 2/12/2020
Deputy Aud. Date

OHIO SURVIVORSHIP DEED

Know All Persons By These Presents

That, **Aron B. Castle and Angela K. Castle, husband and wife**, for valuable consideration paid, grants with general warranty covenants, to

Joshua M. Huber and Alyssa M. Huber, husband and wife,
for their joint lives, remainder to the survivor of them

whose tax mailing address is 407 East College Street, Coldwater, Ohio 45828, the following real property:

Situated in the **VILLAGE of COLDWATER, COUNTY of MERCER, and STATE of OHIO:**

Being Lot #1750 of the replat of Lot #1707 and #1708 of Northfield Estates Fifth Addition to the Village of Coldwater, Ohio, as shown on the recorded replat of said addition at Instrument #201700004247, Mercer County Recorder's Records.

Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat as recorded at Instrument #201500005418, Mercer County Recorder's Office, which are incorporated herein by reference, the same as if fully rewritten herein and subject to the zoning restrictions of the Village of Coldwater, Ohio.

Tax Parcel I.D. #05-012850.1708 / Tax Map #08-28-151-040

Prior Instrument Reference: Instrument #201700004554, Mercer County Recorder's Records.

ALSO:

Being Lot #1749 in Northfield Estates Fifth Addition to the Village of Coldwater, Ohio, as shown on the recorded replat of said addition at Instrument #201700004247, Mercer County Recorder's Office.

Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat as recorded at Instrument #201500005418 (and re-platted at Instrument #201700004247),

Mercer County Recorder's Office, which are incorporated herein by reference, the same as if fully rewritten herein and subject to the zoning restrictions of the Village of Coldwater, Ohio.

Tax Parcel I.D. #05-012850.1707 / Tax Map #08-28-151-039

Prior Instrument Reference: Instrument #201700004555, Mercer County Recorder's Records.

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

And for valuable consideration **Aron B. Castle and Angela K. Castle, husband and wife**, do hereby remise and release unto the said Grantees, their heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: 2-10-2020

Aron B. Castle
Aron B. Castle

Angela K. Castle
Angela K. Castle

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Aron B. Castle and Angela K. Castle, 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 _____, **Mercer County, Ohio**, this 10 day of February, A.D. 2020.



MATTHEW SELHORST
Notary Public • State of Ohio
My Commission Expires:
March 4, 2024

Matthew Selhorst
Notary Public for Ohio
My Commission:

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