

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 06 2020

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFER NOT NECESSARY**

AUG 06 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

# Know All Men by These Presents:

(Corrective Quit-Claim Deed)

THAT Michael B. Koester and Christy L. Koester, husband and wife, of Mercer County, Ohio

for valuable consideration paid, hereby *Grant, Release, Remise and Forever Quit-Claim* to

**Kyle R. Koesters and Rachel R. Koesters, husband and wife  
for their joint lives, remainder to the survivor of them  
whose tax mailing address is 3915 Fleetfoot Road, Coldwater, Ohio 45828**

all their right, title and interest in the following described real estate:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the east half of the Northeast Quarter of Section 3, Township 7 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at the cornerstone at the southeast corner of the Northeast Quarter of said Section 3; thence, North 00°15'25" East, along the east line of the Northeast Quarter of said Section 3 and the centerline of Fleetfoot Road, a distance of One Thousand Six Hundred Fourteen and 79/100 (1614.79) feet to a mine spike. Said point being the place of beginning for the parcel to be conveyed by this instrument. Thence continuing, North 00°15'25" East along the last described line, a distance of One Hundred Eighty (180.00) feet to a mine spike; thence, North 89°58'41" West, a distance of Two Hundred Sixty-five (265.00) feet to a 5/8 inch iron bar; thence, South 00°15'25" West, a distance of One Hundred Eighty (180.00) feet to a 5/8 inch iron bar; thence, South 89°58'41" East, a distance of Two Hundred Sixty-five (265.00) feet to the place of beginning.

**Containing 1.095 acres of land more or less.** Subject to all easements and right-of-way of record.

Reference is made to a survey to this area by Gordon L. Geeslin, Professional Surveyor 5372, dated December 20, 1993, on file in the County Engineer's Office.

The real estate described herein is part of a minor subdivision and reference is made to Tract Six-D in Hartke Survey, Recorded at Volume 326, Page 965, Mercer County Deed Records. This conveyance is subject to the restrictions, which shall run with the land, set forth in Misc. Volume 9, Page 228, Mercer County Recorder's Office.

Subject to all legal highways, easements and restrictions of record.

Deed Reference: Instrument #201600001560, Mercer County Recorder's Office.

Tax ID #03-047200.0604  
Tax Map #11-03-200-013

**NOTE: The purpose of this deed is to correct a potential defect in the chain of title. In the General Warranty Deed recorded in Volume OR26, Page 969, Michael B. Koester and Christy L. Koester acquired the above-described property as grantees. In the subsequent General Warranty Deed recorded in Volume OR38, Page 7, only Michael B. Koester conveyed the subject property and Christy L. Koester executed the deed to release her dower interest. This Corrective Quit-Claim Deed conveys the entire fee simple interest of both Michael B. Koester and Christy L. Koester in the above-described property**

IN WITNESS WHEREOF, the said **Michael B. Koester and Christy L. Koester, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 23<sup>rd</sup> day of July, 2020.

Michael B. Koester  
Michael B. Koester  
Christy L. Koester  
Christy L. Koester

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 23<sup>rd</sup> day of July, 2020, before me, the subscriber, a notary public in and for said State, personally appeared **Michael B. Koester and Christy L. Koester, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Susan V. Kremer  
Notary Public



SUSAN V. KREMER  
Notary Public • State of Ohio  
My Commission Expires:  
July 18, 2021