



Survivorship Deed*

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Paul F. Tobe and Anna A. Tobe,
husband and wife

, of Mercer County, Ohio

for valuable consideration paid, grant(s) with general warranty covenants, to

Randall J. Homan and Katherine M. Homan, husband and wife

for their joint lives, remainder to the survivor of them, whose tax-mailing addresses are

613 East Vine Street, Coldwater, OH 45828

the following REAL PROPERTY: Situated in the County of Mercer in the State

of Ohio and in the Township of Butler

Being a tract in the southwest quarter of the southwest quarter of Section 20, Town 6 South, Range 2 East, commencing at a P.K. nail at the southwest corner of said Section 20; thence South 89° 00' 00" East 364.21 feet along the south section line and centerline of Menchhofer Road to a railroad spike without a head, for the true point of beginning;

Thence North 01° 17' 10" East 30.00 feet to an iron pin;

Thence North 23° 37' 45" West 286.46 feet along the approximate centerline of a sodded waterway to an iron pin;

Thence South 89° 00' 00" East 342.11 feet to an iron pin;

Thence South 01° 17' 10" West 290.40 feet along the west line of Tract 3 to a railroad spike on the south section line;

Thence North 89° 00' 00" West 221.43 feet along the south section line and centerline of Menchhofer Road to the point of beginning containing 1.937 acres of land more or less.

Said tract shall be subject to a permanent easement 30 feet wide from the centerline of Menchhofer Road for highway and utility purposes and to any other easement or restriction of record.

The above tract is shown as Tract 2 on the minor subdivision map recorded at Volume 331, Page 622, Deed Records of Mercer County, Ohio. (continued on reverse hereof)

Prior Instrument Reference: Volume 211, Page 555 of the Deed Records of Mercer County, Ohio.

Grantor(s) releases all rights of dower therein. Witness our hand(s) this 31st day of March, 1995

Signed and acknowledged in presence of:

Witness Ronald F. Evers

Randall K. Evers

Witness Randall K. Evers

Paul F. Tobe

Anna A. Tobe

Anna A. Tobe

State of Ohio

County of

Mercer

ss.

BE IT REMEMBERED, That on this 31st day of March, 1995, before me, the subscriber, a Notary Public in and for said state, personally came,

Paul F. Tobe and Anna A. Tobe, husband and wife the Grantor(s) 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 notarial seal

on the day and year last aforesaid.

RANDALL EVERS, Notary Public
In and for the State of Ohio
My Commission Expires
Sept. 3, 1998

Notary Public - State of Ohio

This instrument was prepared by

David Wm. Bruns, Attorney at Law

123 West Main Street, Coldwater, OH 45828

(1) Name of Grantor(s) and marital status.

(2) See Sections 5302.05 and 5302.06 Ohio Revised Code.

(3) Name of Grantee(s) and marital status of each.

(4) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments if any.

(5) Delete whichever does not apply.

(6) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

APPROVED

MINOR SUBDIVISION

APR 19 1995

MERCER COUNTY
TAX MAP DEPARTMENT

*See Section 5302.17 Ohio Revised Code.

ENG. MAP #: 002-2000-00-010.02

~~Exemption paragraph, conveyance Fee~~ 12.50
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

TRANSFERRED

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MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

(continuation)

E.M. 4-19-95
Deputy Aud. Date

This conveyance is subject to the covenants and restrictions applicable to the Paul F. Tobe and Anna A. Tobe Minor Subdivision as recorded at Miscellaneous Volume 9, Page 459, Miscellaneous Records, Recorder's Office, Mercer County, Ohio.

Description from survey made on December 10, 1994, by Steven H. Kremer, Registered Surveyor No. 7478.

Grantors agree to pay and be responsible for the installment of real estate taxes and assessments due and payable in July, 1995; Grantees agree to pay all real estate taxes and assessments due and payable thereafter.

52975

PRESENTED FOR RECORD

The 14 day, April, 1995

at 11:07 O'clock A.M

Record of Deeds

done Patricia E. Grote
RECORDER MERCER CO., OHIO

Fee \$ 16.00

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*mail fee
front*

Survivorship Deed

FROM

Paul F. Tobe and
Anna A. Tobe

TO

Randall J. Homan and
Katherine M. Homan