

SURVIVORSHIP DEED, Statutory Form No. 23-S

(Reprinted 2/98)



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Survivorship Deed*

Harold W. and Nancy L. Niekamp, husband and wife,
Floyd R. and Mary Ellen Niekamp, husband and wife, and
Roger R. and Patricia A. Niekamp, husband and wife
of Mercer County,

for valuable consideration paid, grant(s)² with general warranty covenants, to

Steven M. Topp and Alisha A. Topp,

for their joint lives, remainder to the survivor of them, whose tax-mailing addresses are
3158 State Route 118, St. Henry, OH 45883,

the following REAL PROPERTY: Situated in the County of Mercer in the State
of Ohio and in the Township of Granville;

Being a parcel of land situated in Granville Township, Mercer County, Ohio, in
the north half of the southwest quarter of Section 10, Township 7 South, Range
2 East. Being more particularly described as follows:

Commencing for reference at the cornerstone at the southwest corner of said Section
10;

Thence, north 01°43'00" east, along the west line of the southwest quarter of
said Section 10 and the centerline of State Route 118, a distance of 1611.11 feet
to a mine spike. Said point being the place of beginning for the parcel of land
to be conveyed by this instrument;

Thence, continuing north 01°43'00" east, along the last described line, a distance
of 200.07 feet to a mine spike;

Thence, south 88°29'01" east, a distance of 359.00 feet to a point in the
approximate centerline of an open ditch;

Thence, southeasterly, along the approximate centerline of said open ditch, the
following courses and distances:

(continued on reverse hereof)

Prior Instrument Reference: Vol. 323, Page 232 of the Deed Records of Mercer
County, Ohio. and Vol. 24, Page 455

Grantor, releases all rights of dower therein. Witness their hand(s) this 10th day
of March, 2001.

Signed and acknowledged in presence of:

Witness	Witness	Harold W. Niekamp	Nancy L. Niekamp
Scott Niekamp	Frank J. Arling	Floyd R. Niekamp	Mary Ellen Niekamp
Randall K. Evers	Roger R. Niekamp	Patricia A. Niekamp	

as to Harold and Nancy Niekamp
as to Floyd, Mary Ellen, Roger, and Patricia Niekamp

State of Ohio County of Mercer ss.

BE IT REMEMBERED, That on this 10th day of March, 2001, before me,

the subscriber, a Notary Public in and for said state, personally came,
Floyd R. and Mary Ellen Niekamp, husband and wife and the Grantor(s) in the
Roger R. and Patricia A. Niekamp, husband and wife 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 notary seal

on the day and year last aforesaid.

Randall K. Evers

Notary Public
RANDALL K. EVERS, Notary Public
in and for the State of Ohio
My Commission Expires 11/3/2003

This instrument was prepared by David Wm. Bruns, Attorney at Law
123 West Main Street, Coldwater, OH 45824

- (1) Name of Grantor(s) and marital status. Phone: 419-678-4317
- (2) See Sections 5302.05 and 5302.06 Ohio Revised Code.
- (3) Name of Grantees 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

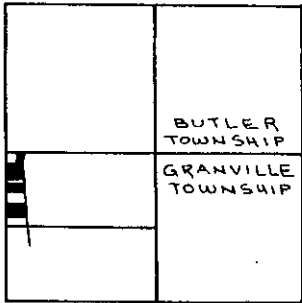
Before me, the subscriber, a Notary Public, in and for said state, personally came,
Harold W. Niekamp and Nancy L. Niekamp, husband and wife, the Grantors in the foregoing

*See Section 5302.17 Ohio Revised Code. deed. IN TESTIMONY THEREOF, I have subscribed my name and
affixed my notary seal on this 10th day of March, 2001

See Map # 11-10-300-008

Randall K. Evers

LOCATION
SKETCH



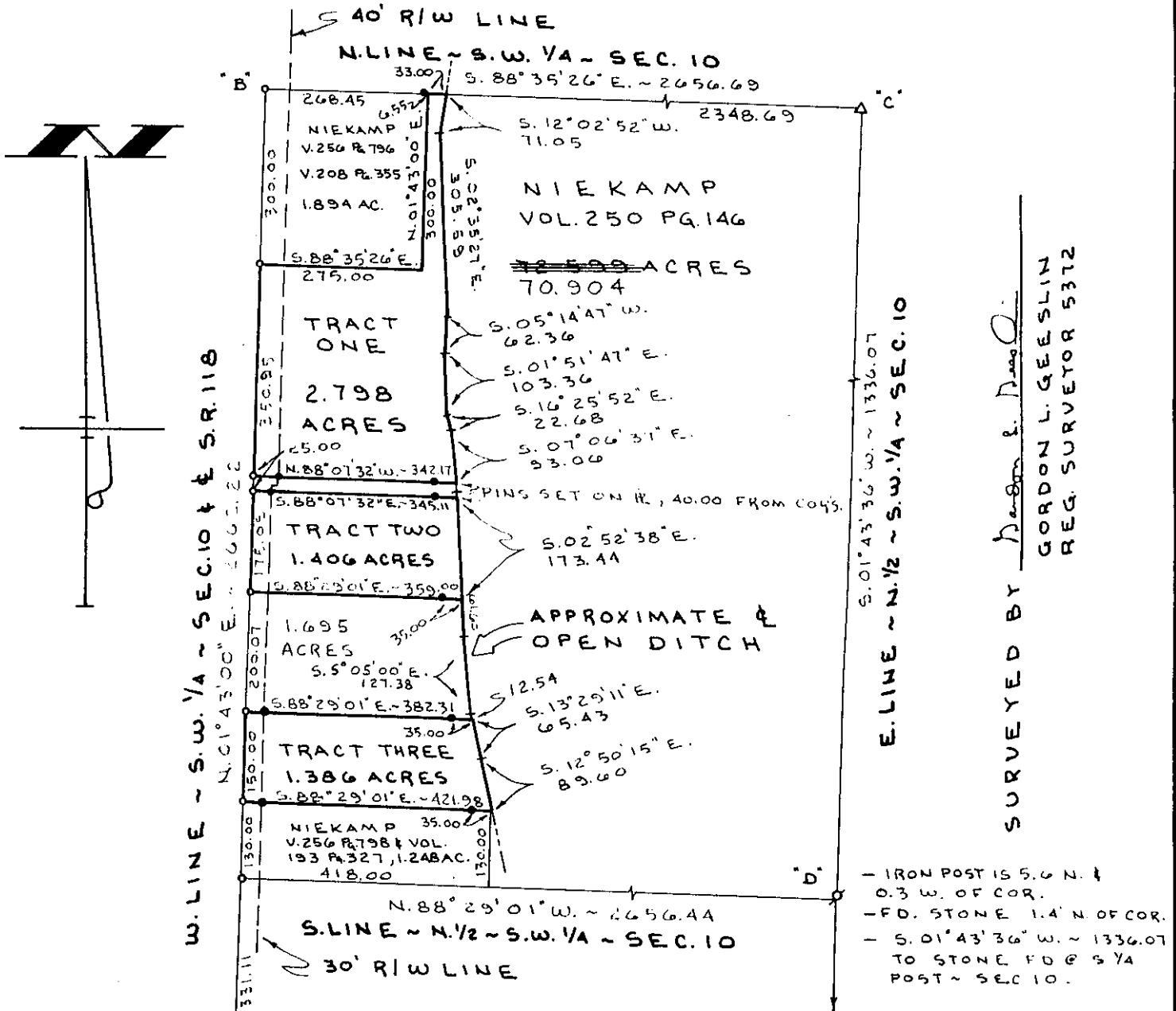
LEGEND

- "A" = COR. STONE @ S.W. COR ~ SEC. 10.
"B" = P.K. NAIL @ W. 1/4 POST ~ SEC. 10.
"C" = COR. STONE FD. @ CENTER ~ SEC. 10.
"D" = ANGLE IRON FENCE POST.
O = MINE SPIKE SET.
● = 5/8" x 30" IRON BAR SET.

Instrument 200100001750 OR Book Page 122 1192

~ LINE AB ASSUMED TO BEAK N. 01° 43' 00" E.
AS PER STATE R/W PLANS.

SECTION 10



SURVEYED BY *Gordon L. Geeslin*
GORDON L. GEESLIN
REG. SURVEYOR 5312

E. LINE ~ N. 1/2 ~ S.W. 1/4 ~ SEC. 10
S. 01° 43' 36" W. ~ 1336.07

- IRON POST IS 5.6 N. & 0.3 W. OF COR.
- FD. STONE 1.4' N. OF COR.
- S. 01° 43' 36" W. ~ 1336.07 TO STONE FD @ S 1/4 POST ~ SEC. 10.

PAID

NIEKAMP SURVEY

PART OF THE N. 1/2 OF THE S.W. 1/4 OF
SECTION 10, T.7S., R.2 E., (GRANVILLE TOWNSHIP), MERCER COUNTY, OHIO.
DECEMBER 10, 1992 SCALE 1" = 200'



3 lots - \$60.00
MERCER COUNTY COMMISSIONERS
CELINA, OHIO
Karin Eveman

(REVISED 3/3/01 TO SEPARATE 1.695 AC. PARCEL)

GORDON L. GEESLIN

LAND SURVEYOR

810 EAST MARKET STREET

CELINA, OHIO

PHONE (419) 586-6155



PERMANENT
PARCEL No. _____

Part of: _____ Sec. _____ T. _____ R. _____ Township

Grantor: _____ Area Retained: _____ Acres

Grantee: _____ Area Transferred: _____ Acres

Deed References: _____

APPROVALS

AGENCY *Board of Health*

DATE *12 MAR 01*

County Sanitary Engineer

Nancy Davis
County Engineer

1220/Y376

3/12/01

Survivorship Deed

FROM

TO

(continued)

south 02°52'38" east, a distance of 61.60 feet to a point;

south 05°05'00" east, a distance of 127.38 feet to a point;

south 13°29'11" east, a distance of 12.54 feet to a point;

Thence, leaving the approximate centerline of said open ditch, north 88°29'01" west, a distance of 382.31 feet to the place of beginning.

Containing 1.695 acres of land more or less.

Subject to all easements and right-of-way of record;

Reference is made to a survey of this area by Gordon L. Geeslin, Professional Surveyor 5372, dated December 10, 1992, and revised March 3, 2001. On file in the County Engineer's Office.

Deed Restriction: No swine of any kind to be raised on this real estate and no chicken or turkey confinement buildings to be built on this real estate and no more than 10 cattle to be raised at any one time.

Tax ZWH 20 - 001800.0100

MINOR SUBDIVISION

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 28 2001

MERCER COUNTY
TAX MAP DEPARTMENT

~~Exemption paragraph, conveyance Fee~~ *93.00*

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

DMT *3-28-01*
Deputy Aud. Date

TRANSFERRED

MAR 28 2001

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

200100001750
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
03-28-2001 10:40 am.
SURVIV DEED 18.00
OR Book 122 Page 1191 - 1193

200100001750
GILMORE
FILE