

# Know all Men by these Presents

*J H A J* **VERNON L. HOYING and SUSAN J. HOYING**, husband and wife, Grantor, of Mercer County, for valuable consideration paid, grants with general warranty covenants to **ROBERT B. HOMAN and CONSTANCE S. HOMAN**, husband and wife, Grantees, for their joint lives, remainder to the survivor of them, whose tax mailing address is 231 North Sycamore Street, St. Henry, Ohio 45883, the following described real estate:

Being a parcel of land situated in the southwest quarter of Section 16, Township 6 South, Range 3 East, Franklin Township, Mercer County, State of Ohio, and Bounded and described as follows:

Beginning at a railroad spike marking the south quarter post of said section 16; thence North 88° 41' 26" West along the south section line and approximate centerline of Cottonwood Road a distance of three hundred seventy-four and fifteen hundredths feet (374.15') to an iron pin; thence along the property line of the State of Ohio the following bearings and distances:  
 North 02° 59' 29" W 53.30',  
 North 38° 45' 55" West 98.75',  
 North 27° 16' 15" West 246.89',  
 North 42° 43' 36" East 512.94' for the **True Point of Beginning**;  
 thence South 34° 24' 00" East a distance of sixty-one and twenty-three hundredths feet (61.23') to an iron pin; thence North 25° 04' 25" East a distance of one hundred twenty-one and seventy-four hundredths feet (121.74') to an iron pin; thence North 60° 09' 22" East a distance of twenty-eight and forty-seven hundredths feet (28.47') to an iron pin; thence North 29° 50' 38" West a distance of one hundred fifty and five hundredths feet (150.05') to an iron pin; thence along the property line of the State of Ohio the following bearings and distances:  
 South 60° 09' 22" West 90.00',  
 South 14° 43' 23" West 164.68' to the **True Point of Beginning** containing 0.464 acres more or less.

Save and excepting all real estate taxes and assessments becoming due and payable after the July, 2001 installment and thereafter, which Grantees assume and agree to pay as a part of the consideration herein.

Said Parcel is subject to all easements, covenants, conditions and restrictions of record, including but not limited, to the Declaration of Covenants, Conditions and Restrictions for Hidden Shores, a Planned Unit Development in Franklin Township, Mercer County, Ohio, recorded at Vol. 84, Pages 787-838 and the First Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Hidden Shores recorded at Vol. 129, Pages 1055, of the <sup>Official</sup> ~~Deed~~ Records of Mercer County, Ohio.

PARCEL NO. 09-000200  
 Prior Instrument Reference: Vol. 27, Pages 219-220 of the <sup>Official</sup> ~~Deed~~ Records of Mercer County, Ohio

WITNESS my hand this 26th day of July, 2001.

Signed and acknowledged  
 in presence of.

*Pat Shaffer*

Witness as to both Pat Shaffer

*Ruth Peterson*

(Print) Ruth Peterson

*Vernon L. Hoying*  
 Vernon L. Hoying

*Pat Shaffer*

Witness as to both Pat Shaffer

*Ruth Peterson*

(Print) Ruth Peterson

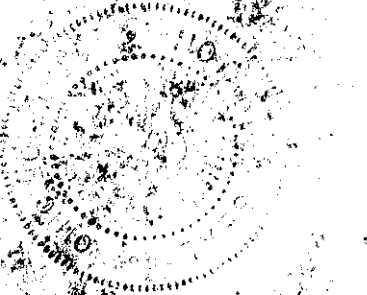
*Susan J. Hoying*  
 Susan J. Hoying

STATE OF OHIO

COUNTY OF ✓ Miami SS:

Be it remembered that on this 26th day of July, 2001, before me, the subscriber, a Notary Public, in and for said State and County, personally appeared Vernon L. Hoying and Susan J. Hoying, husband and wife, Grantors, in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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



Alvera A. Bostelman  
Notary Public

ALVERA A. BOSTELMAN, Notary Public  
In and for the State of Ohio  
My Commission Expires March 27, 2004

This instrument prepared by:  
JOHN R. KOVERMAN, JR. (0021083)  
Attorney at Law  
13th Floor, Liberty Tower  
120 West Second Street  
Dayton, Ohio 45402  
(937) 222-6926

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPING PURPOSES

AUG 3 1 2001

TAX MAP #: 9-16-379-004

MERCER COUNTY  
TAX MAP DEPARTMENT

~~Exemption paragraph, conveyance Fee~~ 155.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

5/17 8-31-01  
Deputy Aud. Date

**TRANSFERRED**

AUG 3 1 2001

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

200100006023  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
08-31-2001 11:42 AM.  
SURVIV DEED 14.00  
OR Book 129 Page 1062 - 1063

200100006023  
PEOPLES  
FILE

VERNON L. HOYING  
AND  
SUSAN J. HOYING  
TO  
ROBERT B. HOMAN  
AND  
CONSTANCE S. HOMAN

SURVIVORSHIP DEED

FORM 536 REV. 4/00

TUTBLANK REGISTERED U. S. PATENT OFFICE  
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