

Ohio Warranty Deed with Survivorship

KNOW ALL PERSONS BY THESE PRESENTS

That,

The Beckman and Gast Co., Inc., an Ohio Corporation,

of Mercer County, Ohio, the GRANTOR, who claims title by or through instrument recorded in Volume OR 23, Page 838, Mercer County Recorder's Office, for the consideration of ONE DOLLAR and other good and valuable consideration, received to its full satisfaction of

John L. Bruns and Jean E. Bruns

the GRANTEES, whose TAX MAILING ADDRESS will be

602 East Main Street  
Coldwater, OH 45828

do GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said GRANTEES, for their joint lives, remainder to the survivor of them, their heirs and assigns, the following described premises, situated in the Township of Granville, County of Mercer, and State of Ohio:

Being Part of a 76.00 acre tract located in the Southeast quarter of Section 9, Town 7 South, Range 2 East, Granville Township, Mercer County, Ohio, and described as follows:

Commencing at an Iron Pin marking the south east corner of section 9:

Thence North 01° 26' 44" East along the approximate centerline of State Route 118 and East section line a distance of five hundred nine and forty-eight hundredths feet (509.48') to a P.K. Nail marking the TRUE POINT OF BEGINNING;

Thence North 88° 33' 16" West a distance of three hundred fifty and zero hundredths feet (350.00') to an Iron Pin;

Thence North 01° 26' 44" East a distance of three hundred eleven and fourteen hundredths feet (311.14') to an iron pin;

Thence South 88° 33' 16" East a distance of three hundred fifty and zero hundredths (350.00') to a P.K. Nail;

Thence South 01° 26' 44" West along the approximate centerline of State Route 118 and east line of Section 9, a distance of three hundred eleven and fourteen hundredths feet (311.14') to the TRUE POINT OF BEGINNING, containing 2.500 acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey by Eric C. Thomas Registered Surveyor No. 7236 in September, 2001 and in son file with the Mercer County Engineers Office.

Parcel # 20-001700.0000

*Tax Map 11-9-400-005*

be the same more or less, but subject to all legal highways.

TRANSFERRED

NOV 06 2001

MARK GIESIG  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 40.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

PROOF READ

MINOR SUBDIVISION

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 06 2001

MERCER COUNTY  
TAX MAP DEPARTMENT

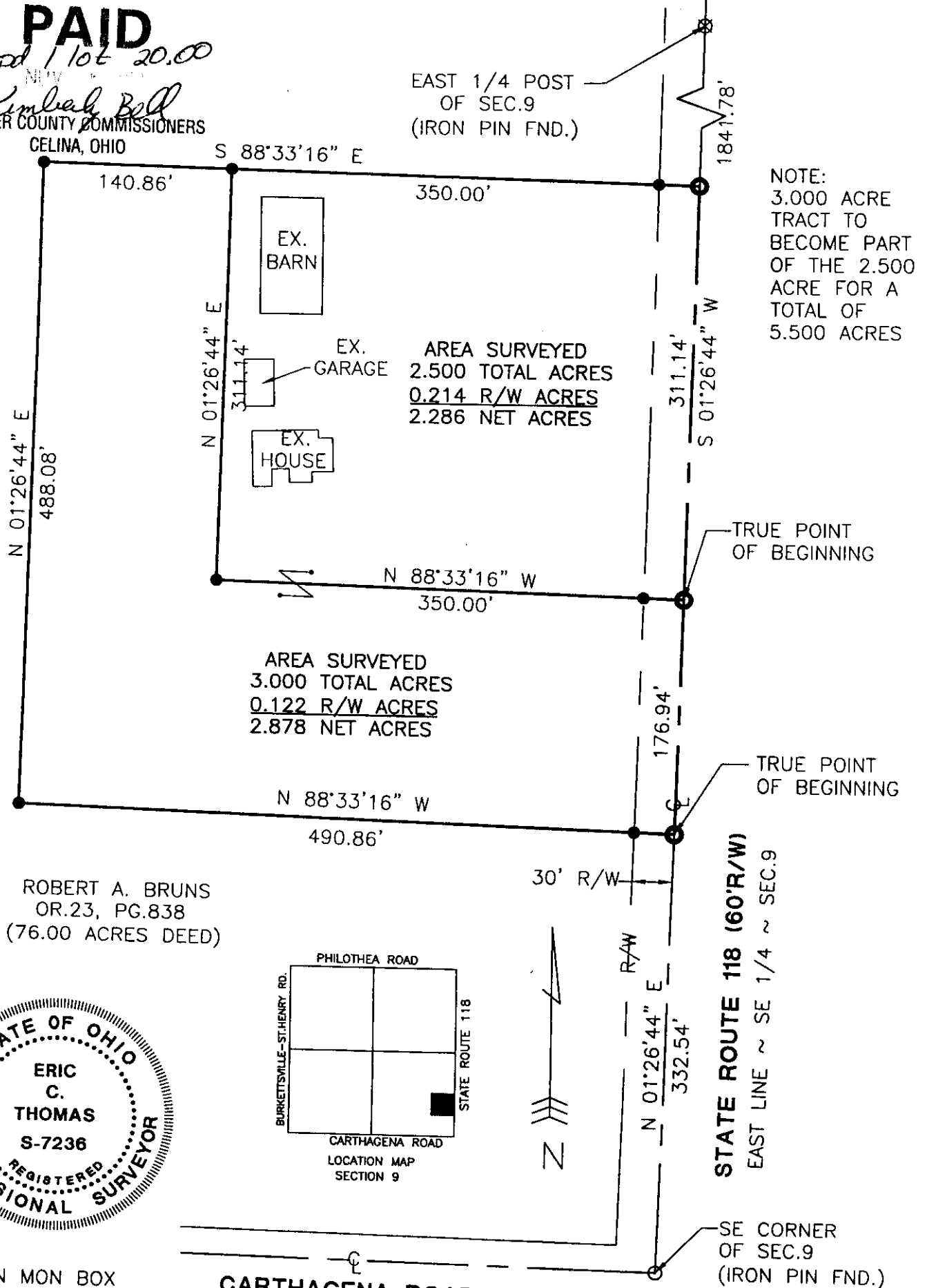
# SURVEY FOR ROBERT BRUNS

BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,  
GRANVILLE TOWNSHIP, TOWN 7 SOUTH, RANGE 2 EAST, MERCER COUNTY, OHIO

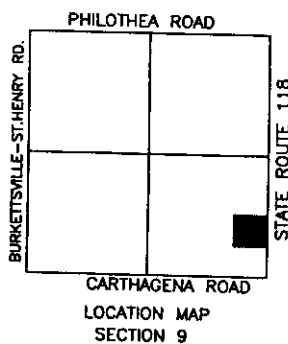
**PAID**

pd 1/10/01 20.00

Kimberly Bell  
MERCER COUNTY COMMISSIONERS  
CELINA, OHIO



ROBERT A. BRUNS  
OR.23, PG.838  
(76.00 ACRES DEED)

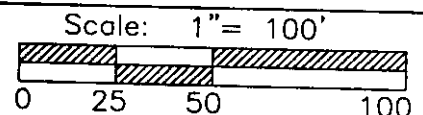


- ☐ PIN IN MON BOX
- ☐ Iron Pin Found
- ☒ Iron Pin Set
- ☒ P.K. Nail Set
- ☒ P.K. Nail Found

**CARTHAGE ROAD (40' R/W)**  
SOUTH LINE ~ SE 1/4 ~ SEC.9

Surveyed By: Eric C. Thomas  
Eric C. Thomas Reg. Surveyor No. 7236  
Date: 09-10-01

References: Bearings from the Mercer  
County Coordinate Datum



Part of S.E. 1/4 Sec. 9 T. 7-S R. 2-E GRANVILLE Twp., Mercer Co., OH  
Grantor: \_\_\_\_\_ Deeds: \_\_\_\_\_ Area Retained: \_\_\_\_\_ Ac.  
Grantee: \_\_\_\_\_ Area: \_\_\_\_\_

Approvals: Eric C. Thomas  
Agency: Bd. of Health  
Date: 6 Nov 01

Co. Sur. Eng  
Eric C. Thomas  
Inspector

Co. Engineer  
Eric C. Thomas

Permanent Parcel No.

PROJECT # 201808.11

Fanning/Howey Associates, Inc.

**Civil Engineering**  
Division  
Engineers Surveyors Consultants  
1200 IRMSCHER BOULEVARD, CELINA, OHIO 45822  
PH: (419) 586-2292, FAX: (419) 586-3393

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said GRANTEES, for their joint lives, remainder to the survivor of them, their heirs and assigns forever.

And, It, The Beckman and Gast Co., Inc. the said GRANTOR, does for itself and its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that at and until the ensembling of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all encumbrances whatsoever, except taxes and assessments, which shall be prorated as of the date of closing, and which taxes and assessments the GRANTEES thereafter assume and agree to pay,

and that it will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said GRANTEES, their heirs and assigns, against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, the 24th day of October, in the year of our Lord, two thousand and one.

SIGNED AND ACKNOWLEDGED  
IN PRESENCE OF

William J. Wildenhaus, witness as to #1

Lisa M. Geiger, witness as to #1

Judy Heitkamp, witness as to #2

Lori Selhorst, witness as to #2

The Beckman and Gast Co., Inc.

William J. Gast pres.  
1. By: William J. Gast, President

Patricia L. Albers secy-treas  
2. By: Patricia L. Albers, Secretary-Treasurer

200100007902  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
11-06-2001 12:14 pm.  
WARNTY DEED 18.00  
OR Book 132 Page 1547 - 1549

STATE OF OHIO )  
)SS  
PUTNAM COUNTY )

200100007902  
LEOPOLD WILDENHAUS & SAHLOFF  
321 E MAIN ST PO BOX 303  
OTTAWA, OH 45875

Before me, as Notary Public in and for said County and State, personally appeared the above named The Beckman and Gast Co. Inc., By: William J. Gast, President, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Ottawa, Ohio, this 24<sup>th</sup> day of October, A.D. 2001.

William J. Wildenhaus, Notary Public  
County of Putnam, State of Ohio  
My Commission has No Expiration Date

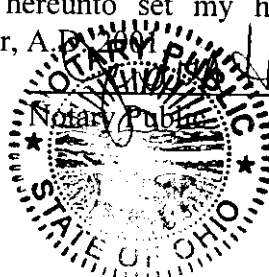
STATE OF OHIO )  
)SS  
MERCER COUNTY )

Before me, as Notary Public in and for said County and State, personally appeared the above named The Beckman and Gast Co. Inc., By: Patricia L. Albers, Secretary-Treasurer, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Henry, Ohio, this 24 day of October, A.D. 2001.

THIS DEED PREPARED  
WITHOUT BENEFIT OF  
TITLE EXAMINATION

THIS INSTRUMENT PREPARED BY:  
LEOPOLD, WILDENHAUS & SAHLOFF  
BY: William J. Wildenhaus, Attorney-at-Law



JUDITH HEITKAMP  
Notary Public, State of Ohio  
My Commission Expires 12-7-04