

APPROVED

MINOR SUBDIVISION

OCT 25 1996

ENG. MAP #: 001-2900-00-010.01

VOL **17** PAGE **1037**

TRANSFER WAS MADE BY AFFIDAVIT

MERCER COUNTY
TAX MAP DEPARTMENT
BY umD

DEED OF TRUSTEE

Key Trust Company of Ohio, N.A., as Trustee, of Dayton, Ohio, in consideration of One Dollar (\$1.00) and other valuable consideration, to it in hand paid, grants, with fiduciary covenants, to Philip Tyler Suzuki, whose tax mailing address is 905 State Route 707, Rockford, Ohio 45882, the following described real property:

Situated in the Township of Blackcreek, County of Mercer and State of Ohio, to-wit:

Situated in Section Twenty-nine (29), Town Four (4) South, Range One (1) East, Township of Blackcreek, County of Mercer and State of Ohio, and being more particularly described as follows:

Beginning at an iron pin found at the Southeast corner of Section Twenty-nine (29), said point being at the intersection of the centerline of State Route 707 and Grauberger Road; thence with the South line of Section Twenty-nine (29) and the centerline of State Route 707, North 90° 00' 00" West a distance of Nine Hundred and Twenty-two Hundredths (900.22) feet to a PK nail set at the TRUE PLACE OF BEGINNING; thence continuing with said section line and centerline, North 90° 00' 00" West a distance of Four Hundred Thirty-five and Sixty Hundredths (435.60) feet to a PK nail set; thence North 00° 31' 30" East, passing a Five-eighths inch (5/8") iron pin set at Thirty-five (35.00) feet, a total distance of Three Hundred (300.00) feet to a Five-eighths Inch (5/8") iron pin set; thence South 90° 00' 00" East a distance of Four Hundred Thirty-five and Sixty Hundredths (435.60) feet to a Five-eighths Inch (5/8") iron pin set; thence South 00° 31' 30" West, passing a Five-eighths Inch (5/8") iron pin set at Two Hundred Sixty-five (265.00) feet, a total distance of Three Hundred (300.00) feet to the place of beginning, containing Three (3.00) acres, subject to all legal highways, easements and restrictions of record.

Basis of Bearings: Deed Volume 332, Page 627.

A Five-eighths Inch (5/8") iron pin set refers to a Thirty (30) inch long rebar with a plastic identification cap stamped "S.W.D. 6819."

This description is based upon a field survey conducted under the supervision of John P. Haley, Registered Surveyor, Ohio License #6819, in July of 1996.

PLAT OF SURVEY

3.000 ACRES

SECTION 29, TOWN 4, RANGE 1 EAST

BLACKCREEK TOWNSHIP

MERCER COUNTY, OHIO

LEGEND

- FOUND IRON PIN
- ⊙ FOUND 1" IRON PIPE
- SET 5/8" IRON PIN
- ⌘ SET PK NAIL

BASIS OF BEARINGS

- VOLUME 332, PAGE 627

SURVEY REFERENCES

- VOLUME 332, PAGE 627

KEY TRUST COMPANY OF OHIO, N.A.
VOLUME 332, PAGE 627

KEY TRUST COMPANY OF OHIO, N.A.
VOLUME 332, PAGE 627

PAID**OCT 18 1996**

MERCER COUNTY COMMISSIONERS
CELINA, OHIO

John Ballenbacher
7d 20.00

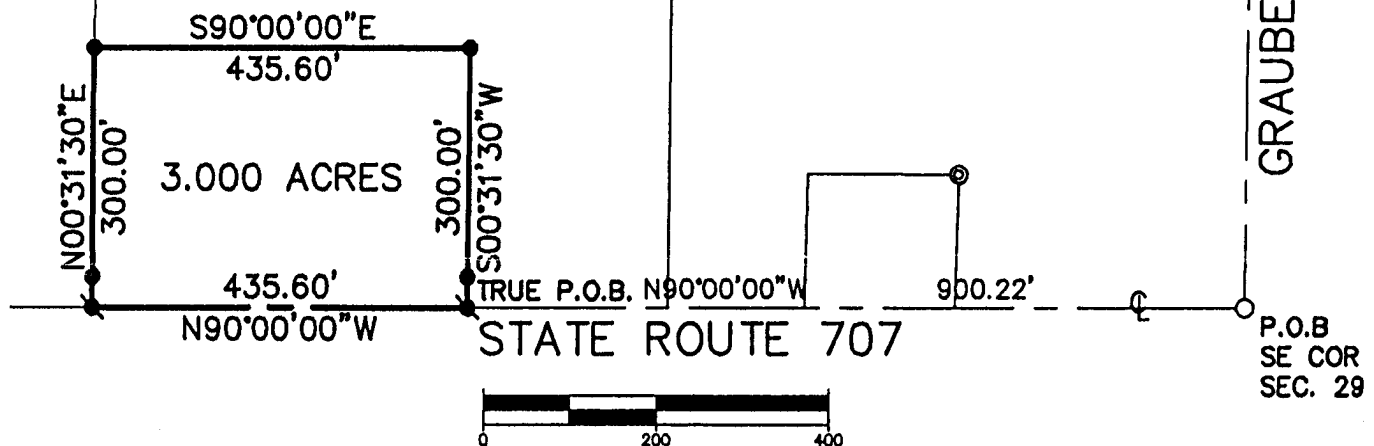
CERTIFICATION

I hereby certify that all measurements are
correct and all monuments are set as shown.

John P. Haley
JOHN P. HALEY
REGISTERED SURVEYOR
OHIO LICENSE # 6819



GRAUBERGER ROAD



Shaw Weiss & DeNaples
Engineers & Environmental Scientists

14 West First Street • Dayton, Ohio 45402

PERMANENT
PARCEL NO. _____

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

Grantor: _____ Area Retained: _____ Acres

Grantee: _____ Area Transferred: _____ Acres

Deed References: _____

SCALE 1"=200' DRAWN SBM CHECKED JPH

DATE 7/12/96 JOB NO. L3381

APPROVALS:

AGENCY:

DATE:

Chad R. Wilketh
Board of Health

Co. San. Engineer

John T. Ellings
County Engineer

Reference is made to a Minor Subdivision Plat attached hereto.

Grantor herein assumes and agrees to pay the January, 1997, installment of real estate taxes, and the Grantee herein assumes and agrees to pay the July, 1997, installment, and all installments thereafter.

Witness my hand this 15th day of October, 1996.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

KEY TRUST COMPANY OF OHIO, N.A.,
TRUSTEE

Maureen T. Davis
Maureen T. Davis
Kevin L. McDonald
Kevin L. McDonald

By: Louise M. Johnson
TRUST OFFICER

STATE OF OHIO, COUNTY OF MONTGOMERY, ss:

The foregoing instrument was acknowledged before me this 15th day of October, 1996, by Louise M. Johnson, as Trust Officer, of Key Trust Company of Ohio, N.A., Trustee.

Maureen T. Jones NEE Jones
Notary Public, State of Ohio
MAUREEN T. JONES
Notary Public, State of Ohio
My Commission Expires Sept. 22, 1997

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS.
Celina, Ohio

Exemption paragraph, conveyance Fee 60.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319.202 Mark Giesige Mercer
County Auditor

10/25/96
Deputy Aud. Date

TRANSFERRED

OCT 25 1996

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

9600063243
Filed for Record in
MERCER COUNTY, OHIO
PATRICIA E. GROTE
On 10-25-1996 At 02:48 PM.
FIDUC DEED 18.00
Vol. 17 Pg. 1037 - 1039

9600063243
PLS
FILE