

Know All Men by These Presents:

(Survivorship Deed)

THAT Donald Warth, unmarried, of Mercer County, Ohio

in consideration of One Dollar (\$1.00) and other good and valuable consideration to him in hand paid by

James Boeckman and Nancy Boeckman, husband and wife
whose tax-mailing address is 307 N. Mill Street, Coldwater, Ohio 45828

does hereby *Grant, Bargain Sell and Convey* with *general warranty covenants* to the said

James Boeckman and Nancy Boeckman, husband and wife
for their joint lives, remainder to the survivor of them,

the following described real estate:

Situated in the Township of Franklin, County of Mercer and State of Ohio:

Being a parcel of land situated in the south one half of the northeast quarter of Section Twenty Nine (29), Town Six (6) South, Range Three (3) East, of Franklin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing for reference at a corner stone at the center of the aforesaid section Twenty Nine (29); thence North 00°15' West along the west line of the northeast quarter of said section Twenty Nine (29) a distance of Four Hundred Forty-one and Sixty-seven Hundredths feet (441.67') to a railroad spike which is the PLACE OF BEGINNING for the parcel herein conveyed; thence North 89°45' East a distance of One Hundred Eighty Three feet (183') to a point; thence South 00°15' East a distance of One Hundred and Ninety Nine Hundredths feet (100.99') to a point; thence South 89°45' West a distance of One Hundred Eighty Three feet (183') to a point; thence North 00°15' West a distance of One Hundred and Ninety Nine Hundredths feet (100.99') to the PLACE OF BEGINNING. Containing forty two hundredths (0.42) acre of land, more or less, subject to all legal highways and easements of record. The west line of the northeast quarter of Section Twenty Nine (29) was assumed to bear North 00°15' West.

ALSO: Being a parcel of land situated in the south one half of the northeast quarter of Section Twenty Nine (29), Town Six (6) South, Range Three (3) East, of Franklin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing for reference at a corner stone at the center of the aforesaid Section Twenty Nine (29); thence North 00°15' West along the west line of the northeast quarter of said Section Twenty Nine (29) a distance of Four Hundred Forty-one and Sixty-seven Hundredths feet (441.67') to a railroad spike which is the PLACE OF BEGINNING for the parcel herein conveyed; thence continuing North 00°15' West along the last described line a distance of One Hundred Nineteen and One Hundredth feet (119.01') to a point; thence North 89°45' East a distance of One Hundred Eighty-three feet (183') to a point; thence South 00°15' East a distance of One Hundred Nineteen and One Hundredth feet (119.01') to a point; thence South 89°45' West a distance of One Hundred Eighty-three feet (183') to the place of beginning.

Containing one-half (1/2) acre of land, more or less, subject to all legal highways and easements of record.

Exemption paragraph, conveyance fee £(d)
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
104B 8-25-03
Deputy Aud. Date

TRANSFERRED

AUG 25 2003

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY

AUG 25 2003

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

The West line of the Northeast Quarter (1/4) of Section Twenty-nine (29) was assumed to bear North 00°15' West with all other bearings calculated from actual angles turned in the field.

Subject to all legal highways, and subject to, and with the benefit of all restrictions, conditions, limitations, reservations and easements of record, if any, and to zoning restrictions which have been imposed thereon, if any.

Last Transfer: Volume 325, Page 92, Mercer County Deed Records and
Volume OR160, Page 2089, Mercer County Official Records.

Tax ID #09-117400.0100
Map #9-29-200-004

Grantor hereby agrees to be liable for and pay the real estate taxes and assessments due and payable in February, 2003. Grantees agree to be liable for and pay the real estate taxes and assessments due and payable thereafter.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **James Boeckman and Nancy Boeckman**, their heirs and assigns forever. And the said **Donald Warth** does hereby *Covenant and Warrant* that the title so conveyed in *Clear, Free and Unencumbered*, and that he will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Donald Warth, unmarried**, has hereunder set his hand this 23rd day of August, 2003.


Donald Warth

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 23rd day of August, 2003, before me, the subscriber, a notary public in and for said State, personally came **Donald Warth, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

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


Notary Public

JUDY A. KOESTERS, Atty. At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

SEAL

200300008992
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
08-25-2003 At 04:56 PM.
SURVIV DEED 28.00
OR Book 173 Page 1450 - 1451

200300008992
KOESTERS
FILE