

## SURVIVORSHIP DEED

**GREGORY V. BOLTON** and **TABITHA S. BOLTON**, husband and wife, of Mercer County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to

**STEPHEN M. BENTZ** and **TRISHA L. BOLLENBACHER**, for their joint lives, remainder to the survivor of them,

whose tax mailing address is 830 St. Rt. 707, Rockford, Ohio 45882, the following described Real Estate:

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

Commencing at the North quarter post, Section 32, Town 4 South, Range 1 East, Blackcreek Township, said point being defined by a spike found on the centerline of State Route 707,

Thence East on and along the North line of the Northeast quarter Section 32, also being the centerline of State Route 707, Six Hundred Seventy-six and Six Hundredths (676.06) feet to a nail set as the place of beginning,

Thence continuing East, along the North line of the Northeast quarter of Section 32, Two Hundred Seventy-four and Forty-four Hundredths (274.44) feet to a nail set,

Thence South  $00^{\circ}01'40''$  East, Two Hundred Thirty-eight and Forty-one Hundredths (238.41) feet to an iron pin set and passing thru an iron pin set at Thirty (30.00) feet,

Thence South  $89^{\circ}58'30''$  West, Two Hundred Seventy-four and Fifty-five Hundredths (274.55) feet to an iron pin set,

Thence North, Two Hundred Thirty-eight and Fifty-three Hundredths (238.53) feet to the place of beginning and passing thru an iron pin set at Two Hundred Eight and Fifty-three Hundredths (208.53) feet,

The afore described parcel contains One and Five Hundred Three Thousandths (1.503) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Official Record Volume 3, Page 12 and is shown on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the North line of the Northeast Quarter of Section 32, being the centerline of State Route 707 assumed East - West.

This description was prepared by Roy F. Thompson Jr., Reg. Sur. #5379.

**ALSO:**

Situated in the Township of Blackcreek, County of Mercer and State of Ohio;

Part W<sup>1</sup>/<sub>2</sub>, NE<sup>1</sup>/<sub>4</sub>, Section 32, Blackcreek Township.

Commencing at the North Quarter post, Section 32, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio. Said point being defined by a spike found on the centerline of State Route 707,

Thence East on and along the North line of the Northeast Quarter of Section 32, being the centerline of State Route 707, Six Hundred Twenty-six and Six Hundredths (626.06) feet to a nail set as the place of beginning,

Thence South Two Hundred Eighty-eight and Ninety-one Hundredths (288.91) feet to an iron pin set and passing thru an iron pin set at Thirty (30.00) feet,

Thence East, Four Hundred Fifty-two and Forty-four Hundredths (452.44) feet to an iron pin set,

Thence North, Two Hundred Eighty-eight and Ninety-one Hundredths (288.91) feet to a nail set on the North line of the Northeast Quarter of Section 32, also being on the centerline of State Route 707 and passing thru an iron pin set at Two Hundred Fifty-eight and Ninety-one Hundredths (258.91) feet,

Thence West, along the centerline of State Route 707, One Hundred Twenty-eight (128.00) feet to a nail found,

Thence South 00°01'40" East, Two Hundred Thirty-eight and Forty-one Hundredths (238.41) feet to an iron pin found and passing thru an iron pin found at Thirty (30.00) feet,

Thence South 89°58'30" West, Two Hundred Seventy-four and Fifty-five Hundredths (274.55) feet to an iron pin found,

Thence North, Two Hundred Thirty-eight and Fifty-three Hundredths (238.53) feet to a nail found on the North line of the Northeast Quarter of Section 32, passing thru an iron pin found at Two Hundred Eight and Fifty-three Hundredths (208.53) feet,

Thence West, along the North line of the Northeast Quarter of Section 32, being the centerline of State Route 707, Fifty (50.00) feet to the place of beginning.

The afore described parcel contains One and Four Hundred Ninety-eight Thousandths (1.498) acres, more or less, subject to all roadways and easements of record, is part of the lands described in the Official Record Volume 3, Page 12, and is shown on a plat of survey filed with the Mercer County Engineer. The parcel acquired by the Grantee is to increase their existing lot size. No additional building site being created.

MINOR SUBDIVISION

WARRANTY DEED (BOLTON to BENTZ and BOLLENBACHER)

Instrument 200300011450 OR Book Page 177 1739  
200300011450 PAGE 3  
VAN WERT FEDERAL SAVINGS BANK  
976 S SHANNON ST  
PO BOX 575  
VAN WERT, OH 45891

All bearings for this survey description were turned from the North line of the Northeast Quarter of Section 32 assumed as East-West.

Parcel No. 1-041500.0100

Tax Map # 01-32-200-001

Last Transfer: Official Record Volume 15, Page 910, and Volume 102, Page 15, Recorder's Office of Mercer County, Ohio.

See Minor Subdivision Recorded in Volume 15, Page 911.

Real estate taxes and assessments shall be pro-rated to the date of closing.

IN WITNESS WHEREOF, the said GREGORY V. BOLTON and TABITHA S. BOLTON, husband and wife, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 16 day of November, 2003.

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

NOV 18 2003

Gregory V. Bolton  
Gregory V. Bolton

MERCER COUNTY TAX MAP DEPARTMENT

Tabitha S. Bolton  
Tabitha S. Bolton

STATE OF OHIO, COUNTY OF MERCER, SS:

On this 16 day of Nov., 2003, before me, a Notary Public, personally came GREGORY V. BOLTON and TABITHA S. BOLTON, husband and wife, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.

200300011450  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
11-18-2003 At 10:10 AM.  
SURVIV DEED 36.00  
OR Book 177 Page 1737 - 1739

Lyn Cozadd, Notary Public  
For the State of Ohio  
My Commission expires March 1, 2004

Lyn Cozadd  
Notary Public

Exemption paragraph, conveyance Fee \$17500  
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Glesige Mercer County Auditor.

TRANSFERRED

SEAL

NOV 18 2003

NFB 11-18-03  
Deputy Aud. Date

MARIE K. BARGER  
COUNTY AUDITOR

Prepared by Steven R. Mink, Attorney at Law, 116 East Market Street, Celina, Ohio 45822  
realesta@bolton.wd