

# Know All Men by These Presents:

(Survivorship Deed)

THAT John J. Black, unmarried and Darlene D. Black, unmarried, Grantors of Mercer County, Ohio,

for good and valuable consideration paid do hereby *Grant, Bargain Sell and Convey* with *general warranty covenants* to the said

**Daniel J. Bills and Elizabeth J. Bills, husband and wife  
for their joint lives, remainder to the survivor of them,  
whose tax mailing address is 5268 Landings Way, Celina, Ohio 45822**

the following described real estate:

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

Being Lot Number Fourteen (14) of THE LANDINGS SUBDIVISION, PHASE II, as the same is numbered and delineated on the recorded plat thereof, of record, in Plat Cabinet 1, Pages 136 and 137, Recorder's Office, Mercer County, Ohio.

ALSO:

Being part of lot number 13 of the Landings Subdivision Section 2 situated in Franklin Township, Mercer County, Ohio, and in the northeast quarter of Section 22, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing at an iron pin found at the northwest corner of said lot number 13; thence N 72°55'22" E, 36.57 feet along the northern line of said lot number 13 to an iron pin found; thence S 89°51'45" E, 71.42 feet along the northern line of said lot number 13 to an iron pin found being the Point of Beginning; thence N 44°54'16" E, 49.67 feet along the northern line of said lot number 13 to a point; thence S 45°05'44" E, 7.45 feet along the northern line of said lot number 13 to a point; thence S 53°26'06" W, 50.23 feet and passing through an iron pin with cap set at 4.26 feet to the Point of Beginning containing 0.004 acres of land more or less.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated June 6, 2003.

Reference is made to a survey of this area by Kent B. Marbaugh, Professional Surveyor No. 7421 dated June 6, 2003, on file in the County Engineer's Office.

Tax ID #09-069600.1400

Tax map # 09-22-277-017

Deed Reference: Volume 334, Page 501, Mercer County Deed Records and  
Volume OR170, Page 1478, Mercer County Official Records

Real estate taxes and assessments shall be prorated to the date of closing.

And all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Daniel J. Bills and Elizabeth J. Bills, husband and wife**, their heirs and assigns forever. And the said **John J. Black, unmarried and Darlene D. Black, unmarried** do hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 07 2004

MERCER COUNTY  
TAX MAP DEPARTMENT

IN WITNESS WHEREOF, the said John J. Black, unmarried and Darlene D. Black, unmarried, have hereunder set their hands this 7th day of May, 2004.

*John J. Black*  
John J. Black

*Darlene D. Black*  
Darlene D. Black

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 7th day of May, 2004, before me, the subscriber, a notary public in and for said state, personally came John J. Black, unmarried and Darlene D. Black, unmarried, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their 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.

*Kathryn W. Speelman*  
Notary Public



KATHRYN W. SPEELMAN  
Notary Public-State of Ohio  
Commission has no expiration  
Section 147.03 R.C.

200400003475  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
05-10-2004 At 11:10 am.  
SURVIV DEED 28.00  
OR Book 184 Page 2622 - 2623

200400003475  
SPEELMAN  
FILE

**TRANSFERRED**

MAY 10 2004

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>285.00</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

*KP* 5-10-04  
Deputy Aud. Date