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## Survivorship Deed\*

DOROTHY LUCILLE LANDIS (also known as D. LUCILLE LANDIS and also known as LUCILLE LANDIS), unremarried widow, Grantor  
of Preble County, Ohio  
for valuable consideration paid, grant(s) with general warranty covenants, to

DENNIS R. LEVI and CONSTANCE J. LEVI, Husband and Wife, Grantees,  
for their joint lives, remainder to the survivor of them, whose tax-mailing addresses are  
3454 Folk Ream #273, Springfield, Ohio 45502,  
the following **REAL PROPERTY**: Situated in the County of Mercer in the State  
of Ohio and in the Township of Franklin :

See Exhibit A attached hereto (2 pages)

**APPROVED**

JUN 16 1997

MERCER COUNTY  
TAX MAP DEPARTMENT

BY WMO

ENG. MAP #

005-2011-02-016.00-09  
005-2011-02-017.00-09  
005-2011-02-018.00-09  
005-2011-02-019.00-09  
005-2011-02-047.00-09

Exemption paragraph, conveyance Fee \$35.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

Alk  
Deputy Aud. Date

6-16-97

**TRANSFERRED**

JUN 16 1997

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Prior Instrument Reference: Vol. 310, Pg. 807 of the Deed Records of Mercer  
County, Ohio. D. LUCILLE LANDIS (also known as wife (husband) of the  
Grantor, releases all rights of dower therein. Witness her hand(s) this 14th day  
of June, 1997

Signed and acknowledged in presence of:

Elnora Levi

Sandra E Schiml

Dorothy Lucille Landis  
DOROTHY LUCILLE LANDIS, also known as  
D. LUCILLE LANDIS, and also known as  
LUCILLE LANDIS

State of Ohio

County of

PREBLE

ss.

BE IT REMEMBERED, That on this 14th day of June, 1997, before me,  
the subscriber, a Notary Public in and for said state, personally came,

DOROTHY LUCILLE LANDIS, also known as D. LUCILLE LANDIS, the Grantor(s) in the  
and also known as LUCILLE LANDIS, unremarried widow, voluntary act and deed,  
foregoing deed, and acknowledged the signing thereof to be her

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal  
SANDRA E. SCHIML, Notary Public  
In and for the State of Ohio  
on the day and year last aforesaid. My Commission Expires June 19, 1999

Sandra E Schiml

NOTARY PUBLIC

This instrument was prepared by Augustus L. Ross, III, Attorney at Law

- (1) Name of Grantor(s) and marital status. 12 E. Dayton St., P O Box 23 West Alexandria OH 45381
- (2) See Sections 5302.05 and 5302.06 Ohio Revised Code. (937) 839-5415 or (937) 839-4817
- (3) Name of Grantees and marital status of each.
- (4) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments if any.
- (5) Delete whichever does not apply.
- (6) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

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Being Lots numbered 64 and 65 in South Bay Addition in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Number 20, Town 6 South of Range 3 East.

Any cottages or resident buildings erected on these lots must cost at least Five Hundred Dollars (\$500.00) and all buildings must set back at least 20 feet from the front property line.

The use of tents or trailer houses are permitted providing same be located at least 20 feet back of property line.

It is hereby understood that these lots are not to be sold, traded or on any way conveyed to any colored person or persons.

Being the same premises transferred to Russel D. Wampler by deed of Phil Leibig, a widower by deed dated July 6, 1948, recorded in Volume 154, page 490 of the Deed Records of Mercer County, Ohio.

ALSO:

Being Lot Number Sixty-six (66) of South Bay Addition (Leibig's Second Addition) as shown on the recorded plat thereof recorded in Plat Book 4, Page 33, Mercer County Recorder's Office, subject to all easements, conditions and restrictions of record. Grantees assume and agree to pay the December, 1984 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

Last transfer of record appears in Volume 276, Page 765 of the Mercer County Recorder's Records of Deeds.

ALSO:

The same being lot numbered Sixty-seven (67) in South Bay Addition in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Number Twenty (20), Town Six (6) South, Range Three (3) East, in Franklin Township, Mercer County, Ohio.

The Grantee herein will be permitted the use of Lagoon Drive.

Tents or Trailer-houses are permitted on these lots provided they be located at least Twenty (20) feet back of front property line.

Being the same premises conveyed to Russel D. Wampler by Phil Leibig, unmarried by deed dated May 10, 1950, recorded in Volume 162, Page 366 of the Deed Records of Mercer County, Ohio.

Grantor acquired title to above described real estate by deed recorded in Volume 195, Page 271 of the Deed Records of Mercer County, Ohio.

ALSO:

Real estate located in Mercer County, Ohio. Decedent's entire undivided one-half interest in the following described real estate:

Being a strip of land out of the Northeast Quarter of the Northeast Quarter of Section 20, Town 6 South, Range 3 East, more particularly described as follows:

Commencing at the Southwest corner of Lot No. 67 of Leibig's First Addition of South Bay Addition as shown upon the recorded plat of said Addition and designated thereon as "J"; thence due West 62 1/2 feet to the West line of South Bay Addition as extended South; thence due South on said West line of South Bay Addition 88 1/2 feet to the South line of said South Bay Addition as extended West; thence due East to the West line of Lot No. 83 of said Leibig's Second Addition; thence due North along the West line of said Lot No. 83 and the West line of said South Bay Addition a distance of 88 1/2 feet to the place of beginning.

EXCEPT this conveyance is subject to the right and easement for ingress and egress from McArthur Drive in said Addition to a tract of land directly North of the above described tract; said easement being described as follows:

Beginning at the Southwest corner of Lot No. 67 of Leibig's First Addition of South Bay Addition as shown upon the recorded plat of said Addition and designated thereon as "J"; thence due West 19 1/2 feet to a stake; thence due South a distance of 25 feet to a stake; thence due East 19 1/2 feet to the Southwest corner of said McArthur Drive, thence due North along the West termination line of McArthur Drive a distance of 25 feet to the place of beginning.

Subject also to any claims of the State of Ohio or its assigns or any other individual or entity arising from the location of any established water lines or marks.

Grantors acquired title to the above described real estate by deed recorded in Volume 195, Page 363, of Deed Records of Mercer County, Ohio.

9700003298/  
Filed for Record in  
MERCER COUNTY, OHIO  
ANDREA L SCHROYER  
On 06-16-1997 At 03:07 pm.  
SURVIV DEED 18.00  
Vol. 30 Pg. 858 - 860

9700003298  
ELEANORA LEVI  
FILE