

SURVIVORSHIP DEED

DARRELL M. BOLLENBACHER and DARLENE M. BOLLENBACHER, husband and wife, of Mercer County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to

WILLIAM WERNTZ and KAREN WERNTZ, husband and wife, for their joint lives, remainder to the survivor of them,

whose tax mailing address is 5679 Johnston Road, Celina, Ohio 45822, the following described Real Estate:

TRACT 1

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

Being a part of the South one-half (½) of Section Thirteen (13), Town Six (6) South, Range Two (2) East, and more particularly described as follows, to-wit:

Commencing at the intersection of the centerlines of Coldwater Creek Road and Johnston Road; thence with the centerline of Johnston Road, South 3°00' East, Three Hundred Seventy-seven and Three Tenths (377.3) feet to a point, said point being the BEGINNING POINT for this description; thence continuing with the centerline of Johnston Road South 3°00' East One Hundred Eighty-five and No Hundredths (185.00) feet to a point; thence on a line perpendicular to the centerline of Johnston Road South 87°00' West One Hundred Fifty (150) feet to a point marked by an iron pipe; thence on a line parallel with the centerline of Johnston Road North 3°00' West One Hundred Eighty-five (185.00) feet to a point marked by an iron pipe; thence on a line perpendicular to the centerline of Johnston Road North 87°00' East One Hundred Fifty (150) feet to the place of beginning.

Containing Sixty-four Hundredths (0.64) of an acre, more or less. The above described tract taken from Paul Johnston's One Hundred Twenty-four and Twenty-seven Hundredths (124.27) acre tract as recorded on December 15, 1922, on Page 467 of Deed Volume 112 in the Mercer County Recorder's Office.

TRACT 2

Situate in the Township of Butler, County of Mercer and State of Ohio, and bounded and described as follows, to-wit:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, and in the Southeast Quarter (¼) of Section 13, Township 6 South, Range 2 East, and being more particularly described as follows:

Commencing at a P.K. nail found at the intersection of the centerlines of Coldwater Creek and Johnston Roads;

Thence, South 04°42'47" East, 361.96 feet along the centerline of Johnston Road to a P.K. nail set as the POINT OF BEGINNING;

Thence, continuing along the last described line 15.00 feet to a P.K. nail set;

Thence South 85°15'47" West, 150.00 feet passing through an iron pin found at 30.00 feet, to an iron pipe found;

Thence, South 04°42'47" East, 185.00 feet to an iron pin with cap set;

Thence, North 85°15'47" East, 150.00 feet passing through an iron pin with cap set at 120.00 feet, to a P.K. nail set;

Thence, South 04°42'47" East, 10.00 feet along the centerline of Johnston Road to a P.K. nail set;

Thence, South 85°15'47" West, 185.00 feet passing through an iron pin with cap set at 30.00 feet to an iron pin with cap set;

Thence, North 04°42'47" West, 210.00 feet to an iron pin with cap set;

Thence, North 85°15'47" East, 185.00 feet passing through an iron pin with cap set at 155.00 feet to the POINT OF BEGINNING, containing 0.25 acres of land, more or less, and subject to all easements, restrictions, conditions and limitations imposed thereon and all legal roads and highways.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated August 2, 1994, on file in the Mercer County, Ohio, Engineer's Office.

Parcel No. 02-001100.0000 8-13-400-002

Last Transfer: Deed Record Volume 254, Page 745, and Volume 328, Page 965, Recorder's Office of Mercer County, Ohio.

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

TRANSFERRED

OCT 05 2005

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$329.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
DAB 10-5-05
Deputy Aud. Date

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 05 2005

MERCER COUNTY
TAX MAP DEPARTMENT

IN WITNESS WHEREOF, the said **DARRELL M. BOLLENBACHER** and **DARLENE M. BOLLENBACHER**, husband and wife, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 5th day of October, 2005.



Darrell M. Bollenbacher

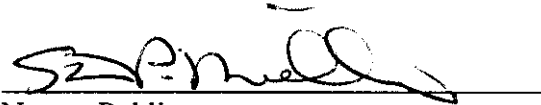


Darlene M. Bollenbacher

STATE OF OHIO, COUNTY OF MERCER, SS:

On this 5th day of October, 2005, before me, a Notary Public, personally came **DARRELL M. BOLLENBACHER** and **DARLENE M. BOLLENBACHER**, 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.



Notary Public

STEVEN P. MIELKE, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO

My commission has no expiration date.

Section 147.03 R.C. 200500006140

MIELKE
FILE

SEAL

Prepared by Steven P. Mielke, Attorney at Law, 116 East Market Street, Celina, Ohio 45822
realestate\bollenbacher.wertz.wd

200500006140 170
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
10-05-2005 At 04:02 pm.
SURVIV DEED 36.00
OR Book 204 Page 2154 - 2156