

## SURVIVORSHIP DEED

**Wilfred F. Rosenbeck and Mary A. Rosenbeck**, husband and wife, of Mercer County, Ohio, for valuable consideration paid, grant with general warranty covenants, to **Wilfred F. Rosenbeck and Mary A. Rosenbeck**, husband and wife, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 4975 State Route 219, Coldwater, Ohio 45828, the following described real property:

*del B* Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the southeast quarter of Section 27, Township 6 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at the cornerstone at the southeast corner of said Section 27

Thence, North 89° 57' 58" West, along the south line of the southeast quarter of said Section 27 and the centerline of State Route 219, a distance of 424.42 feet to a Mag nail

Thence, North 02° 20' 18" West, a distance of 232.72 feet to a 5/8 inch iron bar. Said point being the place of beginning for the parcel of land to be conveyed by this instrument.

Thence, continuing, North 02° 20' 18" West, a distance of 41.54 feet to a 5/8 inch iron bar

Thence, North 26° 52' 18" East, a distance of 88.58 feet to a 5/8 inch iron bar

Thence, North 00° 35' 44" East, a distance of 177.42 feet to a 5/8 inch iron bar

Thence, North 89° 57' 58" West, a distance of 249.03 feet to a point in the approximate centerline of Coldwater Creek

Thence, Northerly, along the approximate centerline of Coldwater Creek, the following courses and distances:

North 13° 10' 44" West, a distance of 96.30 feet to a point

North 34° 33' 50 East, a distance of 59.25 feet to a point

North 13° 50' 04" East, a distance of 102.06 feet to a point

North 26° 19' 52" East, a distance of 37.27 feet to a point

North 12° 53' 33" East, a distance of 602.28 feet to a point

North 00° 45' 05" West, a distance of 58.32 feet to a point

North 31° 03' 30" East, a distance of 113.37 feet to a point

North 04° 34' 05" East, a distance of 77.04 feet to a point

Thence, leaving said centerline, North 89° 55' 37" East, a distance of 409.19 feet to a point

Thence, South 00° 36' 29" West, along the east line of the southeast quarter of said Section 27 and the centerline of Fleetfoot Road, a distance of 349.68 feet to the point

Thence, North 89° 29' 30" West, a distance of 202.31 feet to a 3/4 inch iron bar

Thence, South 00° 34' 42" West, a distance of 231.83 feet to a 3/4 inch iron bar

Thence South 00° 36' 34" West, a distance of 116.09 feet to a 5/8 inch iron bar

Thence, South 00° 38' 30" West, a distance of 231.97 feet to a 3/4 inch iron bar

ROSENBECK SURVEY

SURVEYED BY

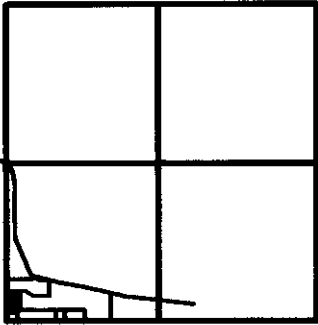
JAMES W. GEESLIN

P.S. No. 7764

PART - S.E. 1/4 - SEC. 27 - T. 6 S., R. 2 E., ( BUTLER TWP. ), MERCER COUNTY, OHIO  
DECEMBER 5, 2005  
SCALE 1" = 100'



LOCATION SKETCH



SECTION 27

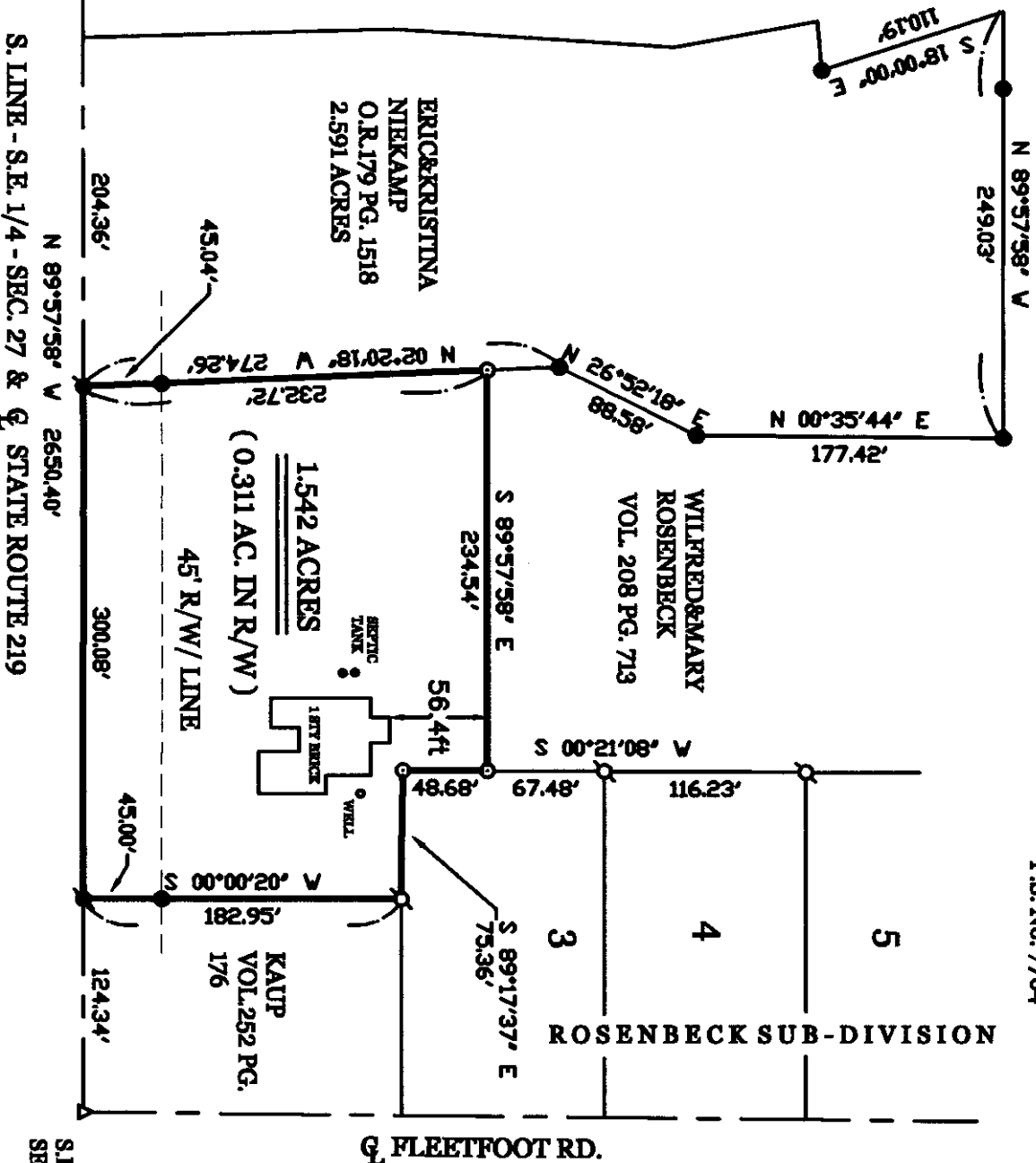
LEGEND

- Δ = CORNERSTONE.
- = 5/8 INCH IRON BAR FOUND.
- ⊕ = 3/4 INCH IRON BAR FOUND.
- ⊙ = MAG. NATL. FOUND.
- ⊗ = 5/8 INCH IRON BAR SET.

S. 1/4 PT. -  
SEC. 27

S. LINE - S.E. 1/4 - SEC. 27 & Q STATE ROUTE 219

S.E. COR. -  
SEC. 27



Q FLEETFOOT RD.

PAID

DEC 23 2005

pd 1 lot \$20.00



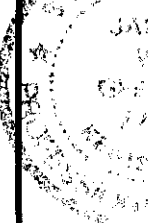
MERCER COUNTY COMMISSIONERS

Kimberly Beall

GEESLIN  
LAND SURVEYING

P.O. BOX 422  
CELINA, OHIO 45822  
PHONE: (419) 586-6155  
FAX: (419) 678-9332

CELINA, OHIO



PERMANENT  
PARCEL No.

Part of \_\_\_\_\_ Sec. \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ Township

Grantor \_\_\_\_\_ Area Retained \_\_\_\_\_ Acres  
Grantee \_\_\_\_\_ Area Retained \_\_\_\_\_ Acres

Good References

APPROVALS: \_\_\_\_\_  
AGENCY: \_\_\_\_\_ Board of Health \_\_\_\_\_ Date \_\_\_\_\_  
Township Zoning Officer \_\_\_\_\_ Date \_\_\_\_\_  
County Engineer \_\_\_\_\_ Date \_\_\_\_\_

12-22-05

12-21-05

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Deed - Page 2

Thence, South 00° 36' 33" West, a distance of 50.02 feet to a ¾ inch iron bar

Thence, South 00° 41' 23" West, a distance of 231.69 feet to a ¾ inch iron bar

Thence, South 00° 21' 08" West, a distance of 183.71 feet to a 5/8 inch iron bar

Thence, North 89° 57' 58" West, a distance of 234.54 feet to the place of beginning.

Containing 13.039 acres of land more or less.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, date December 5, 2005. On file in the County Engineer's Office.

Last Transfer: Volume 208, Page 713, Mercer County Recorders Office.  
Permanent Parcel No. 03-022900.0000

ALSO:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the southeast quarter of Section 27, Township 6 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at the cornerstone at the southeast corner of said Section 27

Thence, North 89° 57' 58" West, along the south line of the southeast quarter of said Section 27 and the centerline of State Route 219, a distance of 124.34 feet to a Mag nail. Said point being the place of beginning for the parcel of land to be conveyed by this instrument.

Thence, continuing, North 89° 57' 58" West, along the last described line, a distance of 300.08 feet to a Mag nail

Thence, North 02° 20' 18" West, a distance of 232.72 feet to a 5/8 inch iron bar

Thence, South, 89° 57' 58" East, a distance of 234.54 feet to a 5/8 inch iron bar

Thence, South 00° 21' 08" West, a distance of 48.68 feet to a 5/8 inch iron bar

Thence, South 89° 17' 37" East, a distance of 75.36 feet to a ¾ inch iron bar

Thence, South 00° 00' 20" West, a distance of 182.95 feet to the place of beginning.

Containing 1.542 acres of land more or less.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated December 5, 2005. On File in the county Engineer's Office.

**TRANSFERRED**

DEC 29 2005

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee <sup>EN</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.  
MP 12-29-05  
Deputy Aud. Date

Rosenbeck to Rosenbeck  
Deed - Page 3

Last Transfer: Volume 208, Page 713, Mercer County Recorders Office.  
Permanent Parcel No. 03-022900.0000

8-27-477-002 & 1909

ALSO:

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

Being Lot Number Nine (9) in Rosenbeck's Subdivision as shown on the  
Recorded Plat thereof in Plat Book 10, Page 14, of the Plat Records of Mercer  
County, Ohio, subject to the restrictions recorded in Volume 4, Page 450, of the  
Miscellaneous Records in the Recorder's Office of Mercer County, Ohio.

Last Transfer: Volume 208, Page 713, Mercer County Recorders Office.  
Permanent Parcel No. 03-22300.000

8-27-476-003

Grantees agree to pay all real estate taxes and assessments due and payable in  
January of 2006 and thereafter.

NOTE: A minor subdivision plat setting forth the 1.542 acre tract is attached  
hereto and made a part hereof for all purposes.

Grantors release all rights of dower therein.

Witness our hands this 28<sup>th</sup> day of December, 2005.

200500008019  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
12-29-2005 At 09:31 am.  
SURVIV DEED 44.00  
OR Book 208 Page 57 - 60

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

DEC 29 2005

MERCER COUNTY  
TAX MAP DEPARTMENT

Wilfred F. Rosenbeck  
WILFRED F. ROSENBECK

Mary A. Rosenbeck  
MARY A. ROSENBECK

MINOR SUBDIVISION

200500008019  
BRUNS  
FILE

State of Ohio, County of Mercer, SS:

BE IT REMEMBERED, that on this 28<sup>th</sup> day of December 2005, before me,  
the subscriber, a notary public in and for said state, personally came Wilfred F.  
Rosenbeck and Mary A. Rosenbeck, husband and wife, the grantors in the foregoing  
deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

SEAL

JANICE MARIE SCHWETERMAN, Notary Public  
in and for the State of Ohio  
My Commission Expires May 3, 2007

Janice Marie Schweterman-Schou  
Notary Public - State of Ohio

Instrument prepared by:  
David Wm. Bruns; Attorney Reg. #0002539  
123 West Main Street; Coldwater, OH 45828  
Phone: 419-678-4317