

## SURVIVORSHIP DEED

**Maurice L. Brunswick and Alma Lucille Brunswick**, husband and wife, of Mercer County, Ohio, for valuable consideration paid, grant with general warranty covenants, to **David Edward Keller and Kathleen Jo Keller**, husband and wife, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 2029 Watkins Road, Ft. Recovery, OH 45846, the following real property:

*Deed*  
Being part of a 53.00 acre tract located in the Southwest Quarter of Section 25, Town 15 North, Range 1 East, Gibson Township, Mercer County, Ohio, and described as follows:

Commencing for the TRUE POINT OF BEGINNING at a P.K. nail found marking the southwest corner of the southwest quarter of said Section 25;

Thence North 01° 07' 42" East along the approximate centerline of Burville Road and west line of said section a distance of four hundred eighty-one and thirty-nine hundredths (481.39') feet to a P.K. nail;

Thence south 87° 57' 39" East a distance of four hundred fifty-two and fifty hundredths feet (452.50') to a 5/8" iron pin;

Thence south 01° 07' 42" West a distance of four hundred eighty-one and thirty-nine hundredths feet (481.39') to a P.K. nail;

Thence North 87° 57' 39" West along the approximate centerline of Watkins Road and south line of said section a distance of forty and zero hundredths feet (40.00') to a P.K. nail;

Thence North 02° 02' 21" East along the east line of a 1.000 acre tract as described in Vol. 328, Page 267, a distance of two hundred forty-two and zero hundredths feet (242.00') to an iron pin;

Thence North 87° 57' 39" West along the north line of said 1.00 are tract, a distance of one hundred eighty and zero hundredths feet (180.00') to an iron pin;

Thence South 02° 02' 21" West along the west line of said 1.00 acre tract, a distance of two hundred forty-two and zero hundredths feet (242.00') to a P.K. nail;

Thence North 87° 57' 39" West along the approximate centerline of Watkins Road and south line of said section, a distance of two hundred thirty-two and fifty hundredths feet (232.50') to the TRUE POINT OF BEGINNING, containing 4.00 acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Last Transfer: 317, Page 553, Deed Records, Mercer County, Ohio.

Description based on a survey by Eric C. Thomas, Registered Surveyor #7236 in December, 2001, and is on file with the Mercer County Engineer's Office.

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

Tax ID # 16-025600.0000  
Tax Map # 13-25-300-004

~~Exemption paragraph, conveyance fee~~ *45.10*

The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

*C. M. L.* *1-25-06*  
Deputy Aud. *D. M.*

EXEMPT FROM MINOR  
SUBDIVISION REGULATIONS

JAN 25 2006

MERCER COUNTY  
TAX MAP DEPARTMENT

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

Deed - Page 2  
Brunswick to Keller

Instrument Book Page  
200600000463 OR 208 2471

**Note:** This deed is given pursuant to a certain land contract recorded at Official Record Volume 137, Page 2281, Recorder's Office, Mercer County, Ohio, which land contract may be cancelled of record.

Grantors release all rights of dower therein.

Witness our hands this 17<sup>th</sup> day of January, 2006.

Maurice L. Brunswick  
MAURICE L. BRUNSWICK

Alma Lucille Brunswick  
ALMA LUCILLE BRUNSWICK

State of Ohio, County of Mercer, SS:

BE IT REMEMBERED, that on this 17<sup>th</sup> day of January, 2006, before me, the subscriber, a notary public in and for said state, personally came Maurice L. Brunswick and Alma Lucille Brunswick, 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.

David Wm. Bruns  
Notary Public - State of Ohio

DAVID W. BRUNS, Attorney at Law  
Notary Public, State of Ohio  
My Commission: Has No Expiration Date  
Section 147.03 R.C.

**TRANSFERRED**

JAN 25 2006

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

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

200600000463  
Filed for Record in  
MERCER COUNTY, OHIO  
JAMARA K BARGER  
01-25-2006 At 09:12 am.  
SURVIV DEED 32.00  
OR Book 208 Page 2470 - 2471

200600000463  
BRUNS  
FILE

SEAL