

# Know All Men by These Presents:

(Joint and Survivorship Deed)

**THAT William J. Rammel, unmarried, of Mercer County, Ohio**

for valuable consideration paid, *Grants With General Warranty Covenants To*

**Jeffrey J. Timmerman and Caryn L. Timmerman, husband and wife,  
for their joint lives, remainder to the survivor of them,  
whose tax-mailing address is 3422 Siegrist-Jutte Road, Coldwater, Ohio 45828**

the following described real estate:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the southeast quarter of the northeast quarter of Section 17, Township 6 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at the cornerstone at the southeast corner of the northeast quarter of said Section 17; thence, North 01°24'57" East, along the east line of the northeast quarter of said Section 17 and the centerline of Burkettsville-St. Henry Road, a distance of 1162.46 feet to spindle. Said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence, continuing, North 01°24'57" East, along the last described line, a distance of 165.29 feet to a spindle; thence North 88°29'43" West, along the north line of the southeast quarter of the northeast quarter of said Section 17, a distance of 658.99 feet to a 5/8 inch iron bar; thence, South 01°24'57" West, a distance of 165.29 feet to a 5/8 inch iron bar; thence South 88°29'43" East, a distance of 658.99 feet to the place of beginning. Containing 2.501 acres of land more or less. Subject to all easements and right-of-way of record. Referenced as Tract "2A" on the Rammel Survey.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated July 31, 2003. On file in the County Engineer's Office.

*Minor Sub. recorded @ Book 175  
Pg 2425*

Tax ID #03-008100.0000

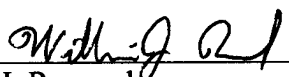
Tax Map #08-17-200-006

Deed Reference: Volume OR132, Page 2367, Mercer County Official Records.

Grantor hereby agrees to be liable for and pay the real estate taxes and assessments due and payable in February, 2007. Grantees hereby agree to be liable for and pay the real estate taxes and assessments due and payable in July, 2007 and thereafter.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Jeffrey J. Timmerman and Caryn L. Timmerman, husband and wife**, their heirs and assigns forever. And the said **William J. Rammel, unmarried**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that he will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **William J. Rammel, unmarried**, hereby releases all his right and expectancy of dower in said premises, has hereunto set his hand this 15 day of February, 2007.

  
William J. Rammel

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 15 day of February, 2007, before me, the subscriber, a notary public in and for said State, personally came **William J. Rammel, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his 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.

Dawn M. Huwer  
Notary Public



**DAWN M. HUWER**  
Notary Public • State of Ohio  
My Commission Expires:  
May 31, 2011  
Recorded in Mercer County

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

**FEB 16 2007**

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

**MINOR SUBDIVISION**

**FEB 16 2007**

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph~~ conveyance Fee \$62.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319. 202 Mark Giesige Mercer  
County Auditor  
10713 3-16-07  
Deputy Aud Date