

SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS that **CAROL S. SEVERNS, an unmarried person**, the Grantor herein, for valuable consideration paid, grants, with general warranty covenants to **BARRY J. PEEL and ROBERTA L. PEEL, husband and wife, for their joint lives, remainder to the survivor of them**, whose tax mailing address is 5920 State Route 707, Mendon, Ohio 45862, the following described real property:

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

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, and in the Northeast Quarter (1/4) of Section Twenty-five (25), Township Four (4) South, Range Two (2) East, being more particularly described as follows:

Commencing at an iron pin found at the North quarter post of said Section Twenty-five (25); thence South 88° 48' 05" East, Sixteen Hundred Sixty-nine and Six Hundredths (1,669.06) feet along the North line of the Northeast Quarter (1/4) of said Section Twenty-five (25), also being the centerline of State Route 707 to a MAG nail set as the Point of Beginning; thence continuing South 88° 48' 05" East, Two Hundred (200.00) feet along the last described line to a MAG nail set; thence South 01° 11' 55" West, Five Hundred Forty-four and Fifty Hundredths (544.50) feet passing through an iron pin with cap set at Thirty (30.00) feet to an iron pin with cap set; thence North 88° 48' 05" West, Two Hundred (200.00) feet to an iron pin with cap set; thence North 01° 11' 55" East, Five Hundred Forty-four and Fifty Hundredths (544.50) feet passing through an iron pin with cap set at Five Hundred Fourteen and Fifty Hundredths (514.50) feet to the Point of Beginning, containing 2.500 acres of land, more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor No. 7421, dated October 25, 1999, on file in the County Engineer's and Recorder's Offices.

ALSO, being a parcel of land situated in Dublin Township, Mercer County, Ohio, and in the Northeast Quarter (1/4) of Section Twenty-five (25), Township

Exemption paragraph, conveyance Fee 30
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
KP 4.26.07
Deputy Aud. Date

TRANSFERRED

APR 26 2007
MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Four (4) South, Range Two (2) East, being more particularly described as follows:

Commencing at an iron pin found at the North quarter post of said Section Twenty-five (25); thence South $88^{\circ} 48' 05''$ East, Eighteen Hundred Sixty-nine and Six Hundredths (1869.06) feet along the North line of the Northeast Quarter (1/4) of said Section Twenty-five (25), also being the centerline of State Route 707 to a MAG nail, being the POINT OF BEGINNING; thence continuing South $88^{\circ} 48' 05''$ East, Twenty-seven and Fifty Hundredths (27.50) feet along the last described line to a point; thence South $01^{\circ} 11' 55''$ West, Five Hundred Forty-four and Fifty Hundredths (544.50) feet to a point; thence North $88^{\circ} 48' 05''$ West, Twenty-seven and Fifty Hundredths (27.50) feet to an iron pin with cap; thence North $01^{\circ} 11' 55''$ East, Five Hundred Forty-four and Fifty Hundredths (544.50) feet and passing through an iron pin with cap at Five Hundred Fourteen and Fifty Hundredths (514.50) feet to the POINT OF BEGINNING, containing 0.344 acres of land, more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor No. 7421, dated December 29, 2006, on file in the County Engineer's Office.

ALSO, being a parcel of land situated in Dublin Township, Mercer County, Ohio, and in the Northeast Quarter (1/4) of Section Twenty-five (25), Township Four (4) South, Range Two (2) East, being more particularly described as follows:

Commencing at an iron pin found at the North quarter post of said Section Twenty-five (25); thence South $88^{\circ} 48' 05''$ East, Sixteen Hundred Sixty and Fifty-six Hundredths (1660.56) feet along the North line of the Northeast Quarter (1/4) of said Section Twenty-five (25), also being the centerline of State Route 707 to a point, being the POINT OF BEGINNING; thence continuing South $88^{\circ} 48' 05''$ East, Eight and Fifty Hundredths (8.50) feet along the last described line to a MAG nail; thence South $01^{\circ} 11' 55''$ West, Five Hundred Forty-four and Fifty Hundredths (544.50) feet and passing through an iron pin with cap at Thirty (30.00) feet to an iron pin with cap; thence North $88^{\circ} 48' 05''$ West, Eight and Fifty Hundredths (8.50) feet to a point; thence North $01^{\circ} 11' 55''$ East, Five Hundred Forty-four and Fifty Hundredths (544.50) feet to the POINT OF BEGINNING, containing 0.106 acres of land, more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor No. 7421, dated December 29, 2006, on file in the County Engineer's Office.

Minor subdivision recorded Vol. OR103, Page 422
Prior Instrument Reference: Official Record Volume 103, Page 421
Instrument # 200700001337
Instrument # 200700001338

Parcel No.: 07-049800.0000

Tax Map No.: 02-25-200-003

MINOR SUBDIVISION
DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 26 2007

MERCER COUNTY
TAX MAP DEPARTMENT

The Grantor and Grantees herein agree that all real estate taxes and assessments shall be prorated to the date of closing.

Carol S. Severns has hereunto set her hand this 25th day of April, 2007.

Carol S. Severns
Carol S. Severns

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me a Notary Public in and for said State, personally appeared the above named **Carol S. Severns, an unmarried person**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 25th day of April, 2007.

SEAL

Thomas D. Lammers
Notary Public, State of Ohio

THOMAS D. LAMMERS, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration
Section 147.03 ORC

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS.
113 East Market Street
P.O. Box 404
Celina, OH 45822

TDL/dg