

6887 State Route 219, Celina, Ohio 45822

## SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS, that **KLOSTERMAN DEVELOPMENT CORP.**, an Ohio corporation, the Grantor, of Mercer County, Ohio, for valuable consideration paid, grants with general warranty covenants to **JEFFREY Q. MARCUM** and **DEBRA S. MARCUM**, the Grantees, **for their joint lives, remainder to the survivor of them**, whose tax mailing address will be 6887 State Route 219, Celina, Ohio 45822, the following real property; to-wit,

Situated in the northeast quarter of the southwest quarter of Section 20, Franklin Township, T6S, R3E, Mercer County, Ohio; to wit,

commencing at the southeast corner of the north half of the southwest quarter at a point in State Route 703 (SR 703);  
thence north, 661.00 feet, along the centerline of SR 703 to the place of beginning;

thence north, 102.00 feet, continuing along the centerline of SR 703 to point;

thence west, 231.00 feet, to a point;

thence south, 102.00 feet, to a point;

thence east, 231.00 feet, to the place of beginning;

containing 0.541 acres, more or less.

Prior instrument: OR 169 page 1246

Tax parcel: 09-050900.0000

Map: 09-20-333-053

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUN 02 2008

MERCER COUNTY  
TAX MAP DEPARTMENT

**Subject however** to an easement for ingress and egress across the entire south side thereof described as follows; to wit, commencing at the southeast corner of the north half of the southwest quarter of said Section 20 in the centerline of State Route 219 (SR 219);

thence N 01° 08' 00" E, 661.00 feet, along said centerline to the place of beginning;

thence N 89° 24' 14" W, 230.75 feet, to the east line of lot eight (8) in Hillside North Subdivision;

thence N 01° 05' 05" W, 10.00 feet, along said east line of said lot 8 to a point;

thence S 89° 24' 14" E, 230.76 feet, to a point on the centerline of SR 219;

thence S 01° 08' 00" W, 10.00 feet, to the place of beginning;

containing 2,308.00 square feet, more or less, in said easement, James M. Kent, PS 6792, May 15, 2008.

### ALSO

Situated in the northeast quarter of the southwest quarter of Section 20, Franklin Township, T6S, R3E, Mercer County, Ohio, part of Lot eight (8) in Hillside North Subdivision; to wit, commencing at the northwest corner of said lot 8 at a 5/8" rerod w/cap (found);

thence S 89° 31' 09" E, 96.99 feet, along the north line of said lot 8 and the south right of way line of South Lake Court to a 5/8" rerod w/cap (set) and the place of beginning;

thence S 89° 31' 09" E, 18.68 feet, continuing along said north line of lot 8 and said south right of way line to a 1" iron pipe found at the northeast corner of said lot 8;

thence S 01° 05' 05" W, 91.54 feet, to a 5/8" rerod w/cap (set);

thence N 89° 24' 14" W, 18.68 feet, to a 5/8" rerod w/cap (set);

thence N 01° 05' 05" E, 91.50 feet, to the place of beginning;

6887 State Route 219, Celina, Ohio 45822

containing 1710.00 feet, more or less, James M. Kent PS 6792,  
April 4, 2007.

Prior deed: 325 page 0983  
Add to Tax parcel: 09-050900.0000  
Add to Map: 09-20-333-053  
Parent parcel: 09-051800.1700  
Parent map: 09-20-334-017  
Premises address: 6887 State Route 219  
Celina, Ohio 45822

Subject however, to all legal highways, and subject to, and with the benefit of all restrictions, conditions, limitations, reservations, easements, rights of way and covenants of record, if any, and to zoning restrictions which have been imposed thereon, if any.

In witness whereof, **KLOSTERMAN DEVELOPMENT CORP.** has caused this deed to be executed the date and place below stated.

**KLOSTERMAN DEVELOPMENT CORP.**

by:

  
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**STEVEN KLOSTERMAN**  
President

**STATE OF OHIO**  
**MERCER COUNTY, SS:**

BE IT REMEMBERED that on this 22<sup>ND</sup> day of May, 2008, before me, a notary public in and for said county and state, personally came **KLOSTERMAN DEVELOPMENT CORP.** the Grantor in the foregoing deed by **STEVEN KLOSTERMAN**, it's President who acknowledged the signing thereof to be the voluntary act and deed of said corporation and of himself as it's officer, thereunto duly authorized by it's Board of Directors.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on the year and day last aforesaid.

Prepared by:  
**KENNETH E. HITCHEN**  
Attorney at Law  
510 West South  
St. Marys Ohio 45885  
Ph: 419-394-7431  
Fax: 419-394-7432

  
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**NOTARY PUBLIC**



Judy Hemmelgarn  
Notary Public, State of Ohio  
My Commission Expires August 16, 2010

**TRANSFERRED**

JUN 02 2008  
MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 173<sup>80</sup>  
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.  
KP 6-2-08  
Deputy Aud. Date