

SURVIVORSHIP DEED

Kevin L. Labrun, a divorced and unmarried man, and Nicole R. Labrun, a divorced and unremarried woman, formerly husband and wife, of Mercer County, Ohio, the Grantors, for valuable consideration paid, grants with general warranty covenants to Michael R. Schneider and Sherrian K. Schneider for their joint lives, remainder to the survivor of them, whose tax-mailing address is 5360 US Route 127, Celina, Ohio 45822, the following **REAL PROPERTY**:

Exemption paragraph, conveyance fee 240 09
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.
12-24-08
Deputy Aud. Date

Being a 0.759 acre tract located in the East half of the Northeast Quarter of Section 24, Town 6 South, Range 2 East, Butler Township, Mercer County, Ohio and described as follows: Also being part of Lot #1 of Oliger Allotment, recorded in Plat Book 4, Page 49.

Commencing at a Fence post found at the East quarter post of the Northeast Quarter of Section 24;

Thence South 89° 08' 16" West along the North line of the Southeast Quarter of the Northeast Quarter of said section, a distance of seven hundred eighty-eight and seventy-seven feet (788.77) to an iron pin found;

Thence South 62° 28' 46" West a distance of thirty and zero hundredths feet (30.00) to an iron pin set for the TRUE POINT OF BEGINNING;

Thence continuing South 62° 28' 46" West a distance of three hundred thirty-eight and seventy-two hundredths feet (338.72') to an iron pin found on the east Right of Way line of State Route 127 passing at two hundred thirty-two and sixty-seven hundredths feet (232.67') an iron pin found;

Thence North 27° 32' 37" West along the East right of way line of State Route 127, a distance of one hundred twenty and zero hundredths feet (120.00') to an iron pin set;

Thence North 62° 28' 46" East a distance of one hundred eighty-seven and zero hundredths (187.00') to an iron pin set passing at one hundred twenty-nine and seventy-three hundredths feet (139.73') an iron pin set;

Thence South 84° 05' 14" East a distance of one hundred eighty-one and eighty-five hundredths feet (181.85') to an iron pin set;

Thence South 27° 31' 14" East a distance of nineteen and eighty-one hundredths feet (19.81') to the TRUE POINT OF BEGINNING; containing 0.756 acres of land more or less.

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

Description based on a survey by Craig W. Mescher Registered Surveyor NO. 8237 in October 2003 and is on file with the Mercer County Engineer's office.

Prior Instrument Reference: Volume OR178, Page 2295 of the Mercer County Deed Records.

Parcel #: 02-00800.0100 Tax map #: 08-24-277-001

Grantor will be responsible for taxes due February 2009; Grantee will be responsible for taxes thereafter.

TRANSFERRED
DEC 24 2008
MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO
DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES
DEC 24 2008
MERCER COUNTY
TAX MAP DEPARTMENT

Witness their hands this 16 day of Dec., 2008

Kevin L. Labrun
Kevin L. Labrun

Nicole R. Labrun
Nicole R. Labrun

State of Ohio
County of Mercer ss:

BE IT REMEMBERED, that on this 16 day of Dec., 2008 before me the subscriber, a Notary Public in and for said county, personally appeared Kevin L. Labrun, a divorced and unmarried man, and Nicole R. Labrun, a divorced and unremarried woman, formerly husband and wife, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



KARRI E. GRAY
Notary Public • State of Ohio
My Commission Expires:
October 30, 2011
Recorded in Mercer County

Karri E. Gray
Notary Public

This Instrument was prepared by: Matthew L. Gilmore, Attorney at Law, Van Arsdell and Gilmore Co., L.P.A., 118 West Market Street, Celina, Ohio 45822. (419) 586-8120