

SURVIVORSHIP DEED

Gladys R. Stanfield, an unmarried woman of Mercer County, Ohio, the Grantor, for valuable consideration paid, grant with general warranty covenants, to Janis Keipper and Jeffrey Keipper and to Larry J. McClure and Judith L. McClure for their joint lives, remainder to the survivor of them whose tax-mailing address is: 5330 Bayview Road, Celina, Ohio 45822, the following **REAL PROPERTY**:

Situated in the Township of Franklin, County of Mercer, and the State of Ohio:  
Lot number Fifty One (51) of Bayview Third Addition, as same appears upon the recorded plat thereof.

This conveyance is subject to the following restrictions, which shall be binding on Grantee and his successors in title to the real estate herein described, to-wit:

- 1. Only residences shall be constructed on said real estate or placed thereon, which improvement shall have not less than 720 square feet of living space on the first floor thereof, excluding porches, breezeways, and garages.
- 2. Only new material shall be used on the exterior of dwelling placed thereon.

Prior Instrument Reference: 218, Pages 255-256 of the Deed Records of Mercer County, Ohio.

Taxes are to be pro-rated to date of closing.

Parcel #: 09-075300.0000 Tax Map #: 09-22-280-002

Witness her hand this 10th day of April, 2009

*Gladys R. Stanfield Cheryl Jaynes POA*  
Gladys R. Stanfield by her Attorney-in-Fact Cheryl Jaynes aka Cheryl L. Janes

State of ~~Ohio~~ KENTUCKY  
County of ~~Mercer~~ ss:  
KENTON

**BE IT REMEMBERED**, that on this 10 day of April, 2009 before me the subscriber, a Notary Public in and for said county, personally appeared Gladys R. Stanfield, an unmarried woman, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

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

\*\*by her Attorney-in-Fact Cheryl Jaynes aka Cheryl L. Jaynes pursuant to written power of attorney filed in Instrument #200900002719, Mercer County Recorder's Office

*Britney Golsch*  
**BRITNEY GOLSCH**  
Notary Public, Kentucky State at Large  
My Commission Expires Dec. 16, 2009

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

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 16 2009

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

APR 16 2009

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 365.00  
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.  
*Deputy Aud. Date* 4/16/09

SEAL