

TRANSFERRED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 29 2011

MERCER COUNTY
TAX MAP DEPARTMENT

MAR 29 2011

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

SURVIVORSHIP DEED

301.00
~~Exemption paragraph~~, conveyance
Fee — The Grantor and Grantee
of this deed have complied with the
provisions of R.C. Sec. 319, 202
Randall E. Grapner
Mercer County Auditor.
RS *3/29/2011*
Deputy Aud. Date

KNOW ALL MEN BY THESE PRESENTS THOMAS E. WELLMAN, SANDRA K. KELLER, Co-Trustees of the Donald L. Wellman Revocable Living Trust Agreement dated June 26, 1992, as amended and restated September 23, 2005, and as Co-Trustees of the Bernice F. Wellman Revocable Living Trust Agreement dated June 26, 1992, as amended and restated September 23, 2005, THOMAS ELMER WELLMAN, a married person, SANDRA KAY WELLMAN KELLER, a married person, CYNTHIA ANN SCHWIETERMAN, fka CYNTHIA ANN WELLMAN, an unmarried person, TIMOTHY ALLEN WELLMAN, a married person, and TERRANCE JOSEPH WELLMAN, a married person, the Grantors herein, for valuable consideration paid, grant, with general warranty covenants to RANDY SCHWIETERMAN and KAREN SCHWIETERMAN, husband and wife, for their joint lives, remainder to the survivor of them, (undivided one-half interest) and BRENT SCHWIETERMAN and TAMMY SCHWIETERMAN, husband and wife, for their joint lives, remainder to the survivor of them, (undivided one-half interest) whose tax mailing address is c/o 491 East Kremer Hoying Road, St. Henry, Ohio 45883 the following described real property:

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

Being a tract in the Southeast Quarter of Section 27, Butler Township, Town 6 South, Range 2 East, Mercer County, Ohio, being more particularly described as follows:

Commencing at a Mag Nail Found marking the Southwest corner of the Southeast Quarter of Section 27;

Approved by Mercer County Regional
Planning Commission; No Approval or
Plat Required under R.C. 711.133; FOR
**AGRICULTURAL AND PERSONAL
RECREATIONAL USE ONLY.**

Thence South 88°59'27" East (**Basis of Bearings**) along the South line of Section 27 and approximate centerline of State Route 219, a distance of Six Hundred Sixty-five and Eighty Hundredths Feet (665.80') to a Mag Nail Set;

Thence North 01°18'00" East a distance of Eighty and Zero Hundredths feet (80.00') to an Iron Pin Set;

Thence continuing North 01°18'00" East along the East line of tracts as recorded in Volume 306, Page 182 and Volume 205, Page 428, Restful Acres Sixth Addition as recorded in Plat Book 10, Page 6, Restful Acres Fifth Addition as recorded in Plat Book 9, Page 45, Eastview First Addition as recorded in Plat Cabinet 1, Page 177, and Eastview Third Addition as recorded in Plat Cabinet 1, Page 290, a distance of One Thousand Eight Hundred Twenty-one and Fifty-seven Hundredths feet (1821.57') to an Iron Pin Set, for the **TRUE POINT OF BEGINNING**;

Thence continuing North 01°18'00" East along the East line of Eastview Third Addition as recorded in Plat Cabinet 1, Page 290 and Eastview Fourth Addition as recorded in Plat Cabinet 3, Page 18, a distance of Five Hundred Sixty and Ninety-six Hundredths feet (560.96') to a Mag Nail Found on top of a wood post;

Thence South 89°10' 01" East along the South line of a tract as recorded in Volume 173, Page 468, a distance of Four Hundred and One Hundredths feet (400.01') to an Iron Pin Set;

Thence South 01°18'00" West a distance of Five Hundred Sixty-four and Twenty-two Hundredths feet (564.22') to an Iron Pin Set;

Thence North 88°42'00" West a distance of Four Hundred and Zero Hundredths feet (400.00') to the **TRUE POINT OF BEGINNING**, containing 5.166 acres of land more or less.

Said tract is 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 November of 2010 and is on file with the Mercer County Engineer's Office.

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| PRIOR INSTRUMENT REFERENCES: | Deed Volume 266, Page 619 |
| | O.R. Volume 209, Page 1584 |
| | O.R. Volume 209, Page 1586 |
| | O.R. Volume 209, Page 1588 |

TAX PARCEL NUMBER: 03-021200.0100

TAX MAP NUMBER: 08-27-426-001

The Grantors agree to assume and pay all real estate taxes and assessments due and payable in July 2011. Grantees agree to assume and pay all real estate taxes and assessments due and payable in January 2012 and thereafter as well as any CAUV recoupment when applicable.

Thomas E. Wellman and Sandra K. Keller, Co-Trustees of the Donald L. Wellman Revocable Living Trust Agreement and as Co-Trustees of the Bernice F. Wellman Revocable Living Trust Agreement, Thomas Elmer Wellman and Sandra T. Wellman, his wife, Sandra Kay Wellman Keller and Donald R. Keller, her husband, Cynthia Ann Schwieterman, an unmarried person, Timothy Allen Wellman and Pamela A. Wellman, his wife, and Terrance Joseph Wellman and Deborah K. Wellman, his wife, who hereby release all of their right and expectancy of dower in said premises, have hereunto set their hands this 11th day of March, 2011.

Thomas E. Wellman TTEE

Thomas E. Wellman, Co-Trustee of the
Donald L. Wellman Revocable Living Trust

Sandra K. Keller TTEE

Sandra K. Keller, Co-Trustee of the
Donald L. Wellman Revocable Living Trust

Thomas E. Wellman TTEE

Thomas E. Wellman, Co-Trustee of the
Bernice F. Wellman Revocable Living Trust

Sandra K. Keller, TTEE

Sandra K. Keller, Co-Trustee of the
Bernice F. Wellman Revocable Living Trust

Thomas Elmer Wellman

Thomas Elmer Wellman

Sandra T. Wellman

Sandra T. Wellman

Cynthia Ann Schwieterman

Cynthia Ann Schwieterman

Sandra Kay Wellman Keller

Sandra Kay Wellman Keller

Donald R. Keller

Donald R. Keller

Timothy Allen Wellman

Timothy Allen Wellman

Pamela A. Wellman

Pamela A. Wellman

Terrance Joseph Wellman

Terrance Joseph Wellman

Deborah K. Wellman

Deborah K. Wellman
Debra

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above named **Thomas E. Wellman and Sandra K. Keller**, as **Co-Trustees of the Donald L. Wellman Revocable Living Trust and as Co-Trustees of the Bernice F. Wellman Revocable Living Trust**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed individually and as such Trustees.

11th IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on this day of March, 2011.



RANDALL K. EVERS, Notary Public
In and for the State of Ohio
My Comm. Expires Sept. 3, 2013

Randall K. Evers
Notary Public, State of Ohio

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above named **Thomas Elmer Wellman and Sandra T. Wellman**, husband and wife, **Sandra Kay Wellman Keller and Donald R. Keller**, wife and husband, **Cynthia Ann Schwieterman**, an unmarried person, **Timothy Allen Wellman and Pamela A. Wellman**, husband and wife, and **Terrance Joseph Wellman and Deborah K. Wellman**, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

11th IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on this day of March, 2011.

Randall K. Evers
Notary Public, State of Ohio

This instrument prepared by:

PURDY, LAMMERS & SCHIAVONE, ATTYS.
113 East Market Street, P.O. Box 404
Celina, OH 45822

TDL/ks



RANDALL K. EVERS, Notary Public
In and for the State of Ohio
My Comm. Expires Sept. 3, 2013