

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 03 2011

MERCER COUNTY
TAX MAP DEPARTMENT
SURVIVORSHIP DEED

TRANSFERRED

OCT 03 2011

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 70.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 10/3/2011
Deputy Aud. Date

Know All Persons By These Presents,

That, Isaac B. Smith and Courtney L. Smith, husband and wife, for valuable consideration paid, grants with general warranty covenants, to

Michael R. Black and April L. Black, husband and wife,
for their joint lives, remainder to the survivor of them

whose tax mailing address is 7655 Riley Road, Celina, Ohio 45822, the following real property:

Situated in the **TOWNSHIP of CENTER, COUNTY of MERCER, and STATE of OHIO,** to-wit:

Being Part of the Northeast Quarter of the Southeast Quarter of Section 27, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio, and described as follows:

Commencing at a P.K. Nail marking the east quarter post of said Section 27;

Thence South 01° 19' 06" West along the section line and the approximate centerline of Riley Road a distance of one thousand ninety-six and fourteen hundredths feet (1096.14') to a P.K. Nail for the TRUE POINT OF BEGINNING;

Thence continuing South 01° 19' 06" West along the section line and the approximate centerline of Riley Road a distance of two hundred thirty-seven and fifteen hundredths feet (237.15') to a P.K. Nail,

Thence North 88° 57' 27" West a distance of five hundred sixty and forty-six hundredths feet (560.46') to an iron pin,

Thence North 01° 39' 09" West a distance of two hundred forty and seventeen hundredths feet (240.17') to an iron pin;

Thence South 88° 40' 54" East a distance of five hundred seventy-two and ninety hundredths feet (572.90') to the TRUE POINT OF BEGINNING containing 3.103 acres of land more or less.

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

Description based on a survey by Eric C. Thomas Registered Surveyor No. 7236 in November, 1999 and is on file with the Mercer County Engineers Office.

Minor Subdivision Map filed of record in Official Record Volume 100, Page 294, Mercer County Recorder's Records.

Tax Parcel I.D. #06-059100.0103 / Map #06-27-400-009

Prior Instrument Reference: Instrument #200900003856, Mercer County Recorder's Records.

Grantors and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

MINOR SUBDIVISION

And for valuable consideration **Isaac B. Smith and Courtney L. Smith, husband and wife**, do hereby remise, release and forever quitclaim unto the said Grantees, their heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: 10-1-11

Isaac B. Smith
Isaac B. Smith
Courtney L. Smith
Courtney L. Smith

AUGLAIZE
STATE OF OHIO - COUNTY OF ~~MERCER~~ - ss:

Before me, as Notary Public in and for said County and State, personally appeared the above-named **Isaac B. Smith and Courtney L. Smith, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at ~~Celina, Mercer County, Ohio~~, this 1st day of OCTOBER, A.D. 2011.
St. Marys, Auglaize County

[Signature]
Notary Public for Ohio
My Commission Expires:



Larry E. Badgett
Notary Public, State of Ohio
My Commission Expires April 18, 2015