

Exemption paragraph, conveyance Fee 263.50
The Grantor and Grantee of this deed have complied with the provisions of R.C. Sec 319, 202 Randall E. Grapner Mercer County Auditor.

TRANSFERRED

JAN 09 2012

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

KS 1/9/2012
Deputy Aud. Date

DELETED FROM
FOR TAX MAP PURPOSES

JAN 09 2012

MERCER COUNTY
TAX MAP DEPARTMENT

SURVIVORSHIP DEED

Mark A. Beach, a married man, of Darke County, Ohio, the Grantor, for valuable consideration paid, grants with general warranty covenants, to Robert C. Sutter and Jeannette M. Sutter for their joint lives, remainder to the survivor of them whose tax-mailing address is: 4108 Ohio Indiana State Line Road, Ft. Recovery, Ohio 45846 the following **REAL PROPERTY**:

TRACT I:

Situated in the County of Mercer, in the State of Ohio, and in the Village of Ft. Recovery, and bounded and described as follows:

Commencing at the Northwest corner of Lot Number Three (3) Old Plat, thence East on and along the north line of said lot, ninety-four (94) feet to a point; thence South twenty-two (22) feet and eight (8) inches to a point; thence West ninety-four (94) feet to the West line of said Lot #3; thence North twenty-two (22) feet eight (8) inches to the place of beginning, GIBSON TOWNSHIP SIDE OF THE VILLAGE OF FT. RECOVERY

TRACT II:

Situated in the Township of Gibson, County of Mercer, State of Ohio, to-wit: being part of Inlot #3 in the Village of Ft. Recovery, Ohio, and more particularly described as follows: Commencing at a point 22 2/3 feet South of the Northwest corner of Inlot #3 of the incorporated Village of Ft. Recovery, Mercer County, Ohio, Old Plat, Gibson Township side; thence East 10 rods to a point 22 2/3 feet South of the Northeast corner of aforesaid lot, thence South 18 7/12 feet; thence West 10 rods to Wayne Street, thence North 18 7/12 feet to the place of beginning. Last transfer of record appears in Volume 127, Page 284, Mercer County Ohio Deed Records.

SAVE AND EXCEPT: The East 71 feet as transferred by the decedent, et al to Lowell E. Zimmerman and Wilma A. Zimmerman as recorded in the Mercer County Recorder's Office, Volume 284, Page 231, dated approximately May, 1972.

Prior Instrument Reference: Volume OR36, Page 596 of the Official Records of Mercer County, Ohio.

Parent Parcel #: 17-011200.0000 Tax map number: 13-09-376-001

Jennifer L. Beach, spouse of Grantor, hereby releases all rights and claim of dower.

Witness their hands this 28th day of Dec, 2011

Mark A. Beach
Mark A. Beach

Jennifer L. Beach
Jennifer L. Beach

State of Ohio
County of Mercer ss:

BE IT REMEMBERED, that on this 28 day of Dec, 2011 before me the subscriber, a Notary Public in and for said county, personally appeared Mark A. Beach and Jennifer L. Beach, 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.

Mary Ann Baker
Notary Public - **Mary Ann Baker**
Commission expires **10/20/12**

SEAL

Exp 10-20-2012

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 without benefit of title search.