

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

OCT 17 2012

MERCER COUNTY  
TAX MAP DEPARTMENT

**SURVIVORSHIP DEED**

**TRANSFERRED**

OCT 17 2012

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee **735<sup>00</sup>**  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KP 10-17-12  
Deputy Aud. Date

**KNOW ALL PERSONS BY THESE PRESENTS**

**That, Craig Osborn, a married man, and Leigh Ann Osborn, his wife, for**  
valuable consideration, paid, grants, with general warranty covenants, to

**John C. Stephenson and Kelly M. Miller,**  
**for their joint lives, remainder to the survivor of them**

whose tax mailing address is 302 North Holly Lane, Rockford, Ohio 45882, the following  
real property:

Situated in the **VILLAGE** of **ROCKFORD**, **TOWNSHIP** of **DUBLIN**, **COUNTY** of **MERCER**, and  
**STATE** of **OHIO**:

Being a parcel out of Out Lot 27, Village of Rockford, Ohio, Dublin Township, Mercer County,  
Ohio and more particularly described as follows:

Commencing at a stone found at the Southwest corner of the Oak Part Addition to the Village of  
Rockford, Ohio the same as shown in plat book 2, page 94.

Thence along the west line of the Oak Park Addition, North 00° 53' 40" west, five hundred nine  
and sixty-three hundredths (509.63) feet to an iron pin set on the south line of Front Street.

Thence continuing North 00° 53' 40" west sixty-six (66.00) feet to an iron pin set on the North line  
of Front Street and being the place of beginning.

Thence continuing along the west line of the Oak Park Addition to the Village of Rockford, North  
00° 53' 40" west one hundred thirty and forty-six hundredths (130.46) feet to an iron pin set.

Thence South 87° 43' 07" west, one hundred forty and fifty-two hundredths (140.52) feet to an  
iron pin set on the east line of Holly Lane.

Thence South 00° 44' 29" east on and along the east line of Holly Lane, one hundred thirty  
(130.00) feet to an iron pin set.

Thence North 87° 54' 33" east, along the north line of Front Street, one hundred forty and eighty-  
five hundredths (140.85) feet to the place of beginning.

This description was prepared from an actual survey completed May 16, 2001, prepared by Roy  
F. Thompson, Registered Surveyor #5379.

All bearings for this survey description were turned from the west line of the Oak Park Addition to  
the Village of Rockford established as North 00° 53' 40" west.

The parcel is subject to the Restrictions and Covenants set forth in Official Record Volume 125,  
Page 2379, Mercer County Recorder's Records.

Tax Parcel I.D. #08-058200.0505 / Tax Map #02-17-251-007

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

Prior Instrument Reference: Official Record Volume 125, Page 2379, Mercer County Recorder's Records.

And for valuable consideration, **Craig Osborn, a married man, and Leigh Ann Osborn, his wife**, do hereby remise, release, and forever quit claim unto the said Grantees, their heirs and assigns, all their right and expectancy of dower in the above described premises.

Dated: 10/13/12

Craig Osborn  
Craig Osborn

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Craig Osborn**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Rockford, Mercer County, Ohio, this 13<sup>th</sup> day of October, A.D. 2012.



**Deborah Rollins**  
Notary Public, State of Ohio  
My Commission Expires November 1, 2015

Deborah Rollins  
Notary Public for Ohio  
My Commission Expires: 11-1-2015

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Dated: 10-13-12

Leigh Ann Osborn  
Leigh Ann Osborn

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Leigh Ann Osborn**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Rockford, Mercer County, Ohio, this 13<sup>th</sup> day of October, A.D. 2012.



**Deborah Rollins**  
Notary Public, State of Ohio  
My Commission Expires November 1, 2015

Deborah Rollins  
Notary Public for Ohio  
My Commission Expires: 11-1-2015