

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 26 2013

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 26 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 381.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 559,
202 Randall E. Grapner Mercer County Auditor.

KS 7/26/2013
Deputy Aud. Date

SURVIVORSHIP DEED

THOMAS E. CLINE, unmarried, Grantor, for valuable consideration paid, grants, with general warranty covenants, to THEODORE D. HECKMAN and CAROL H. HECKMAN, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 1814 State Route 119, Minster, Ohio 45865, the following **REAL PROPERTY**:

TRACT I:

Being Lot Number Nine (9) in Ballinger’s Park in the Southwest Quarter of the Southwest Quarter of Section 20, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, as recorded in Plat Book 4, Page 7, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: Being a part of Lot Number 9 in Ballinger’s Park, beginning at the Southwest corner of said Lot Number 9;

Thence North 24° 03’ 41” East, along the West line of said Lot Number 9, a distance of 24.00 feet to a 5/8 inch iron bar;

Thence South 63° 12’ 22” East, a distance of 48.61 feet to a 5/8 inch iron bar in the South Line of said Lot Number 9, thence West, along the South line, of said Lot Number 9 a distance of 53.18 feet to the place of beginning, containing 0.014 acre of land, more or less;

TRACT II:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Southwest Quarter of the Southwest Quarter of Section 20, Township 6 South, Range 3 East, being more particularly described as follows: Commencing for reference at a 5/8 inch iron bar at the Northwest corner of Lot Number 10 of Ballinger’s Park as recorded in Plat Book 4, Page 7;

Thence North 24° 03' 41" East, along the west line of said Ballinger's Park, a distance of fifty-six and 85/100 (56.85) feet to a 5/8 inch iron bar, said point being the place of beginning for the parcel to be conveyed by this instrument;

Thence continuing North 24° 03' 41" East, along the last described line, a distance of 41.71 feet to the Northwest corner of said Ballinger's Park;

Thence West a distance of 61.19 feet to a point in the property line of the State of Ohio as shown on sheet 9 of 29 of a survey of Grand Lake St. Marys by Jennings-Lawrence Company, dated 1968, on file in the County Recorder's Office;

Thence South 39° 47' 57" West, along said State property line, a distance of 49.58 feet to a point;

Thence East, a distance of 75.91 feet to the place of beginning, containing .060 acres of land, more or less, subject to all easements and rights-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated June, 1979, on file in the Engineer's Office.

Subject to all conditions, restrictions, limitations, easements, and rights-of-way imposed thereon, including those found in Deed Volume 284, Page 489 which relate to water and sewer easements and assessments.

Prepared by: Lee Hohl, 1839 East Stroop Road, Kettering, Ohio 45429, 937-294-7400

Prior Instrument Reference: 200900003849

Parcel Number: 09-057700.0000

Map Number: 09-20-351-004

Situated in the Township of Franklin, County of Mercer and State of Ohio, bounded and described as follows:

Being Lot Number Nine (9) in Ballinger's Park in the Southwest Quarter of the Southwest Quarter of Section 20, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, as recorded in Plat Book 4, Page 7, being more particularly described as follows:

Beginning at the Southwest corner of said Lot Number 9;

Thence North 24° 03' 41" East, along the West line of said Lot Number 9, a distance of 24.00 feet to a 5/8 inch iron bar;

Thence South 63° 12' 22" East, a distance of 48.61 feet to a 5/8 inch iron bar in the South line of said Lot Number 9;

Thence West, along the South line of said Lot Number 9, a distance of 53.18 feet to the place of beginning, containing 0.014 acre of land, more or less.

ALSO: Beginning at a 5/8 inch iron bar at the Northwest corner of Lot Number 10 of Ballinger's Park as recorded in Plat Book 4, Page 7;

Thence East along the north line of Lots numbered 10 and 12, a distance of 66.57 feet to a 5/8 inch iron bar;

Thence North a distance of 30.00 feet to a 5/8 inch iron bar in the South line of Lot Number 9;

Thence West along the South line of said Lot Number 9, a distance of 53.18 feet to the Southwest corner thereof;

Thence South 24° 03' 41" West, a distance of 32.85 feet to the place of beginning, containing 0.041 acre of land, more or less.

ALSO: Being a parcel of land in the Southwest Quarter of the Southwest quarter of Section 20, Township 6 South, Range 3 East, being more particularly described as follows:

Beginning at a 5/8 inch iron bar at the Northwest corner of Lot Number 10 of Ballinger's Park as recorded in Plat Book 4, Page 7;

Thence North 24° 03' 41" East, along the west line of said Ballinger's Park, a distance of 56.85 feet to a 5/8 inch iron bar;

Thence West a distance of 75.91 feet to a point in the property line of the State of Ohio as shown on sheet 9 of 29 of a survey of Grand Lake St. Marys by Jennings-Lawrence Company, dated 1968, on file in the County Recorder's Office;

Thence South 39° 47' 57" West, along said State property line, a distance of 67.57 feet to a point;

Thence East a distance of 95.98 feet to the place of beginning, containing 0.102 acre of land, more or less, subject to all easements and right-of-way of record.

Prepared by: Lee Hohl, 1839 East Stroop Road, Kettering, Ohio 45429, 937-294-7400

Prior Reference Number 200900003850

Parcel Number: 09-057700.0100

Map Number: 09-20-351-005

Premises known as: 6591 Bruce Road, Celina, Ohio 45822

IN WITNESS THEREOF, the said Thomas E. Cline, unmarried, Grantor, who hereby releases all rights and expectancy of dower therein, has hereunto set her hand, this 22nd day of July, 2013.

Thomas E. Cline
THOMAS E. CLINE

STATE OF OHIO :
COUNTY OF Augsbura : ss.

BE IT REMEMBERED, that on this 22nd day of July 2013, before me, a notary public in and for said state, personally came, Thomas E. Cline, unmarried, the Grantor in the foregoing Deed who proved to me upon satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged the signing thereof to be his voluntary act and deed..

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

Jason E. This
Notary Public

This instrument prepared by:
Jason E. This
Attorney-at-Law
P.O. Box 42, New Bremen, Ohio 45869



JASON E. THIS, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Sec 147 08 R.O