


TRANSFERRED

OCT 11 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption-paragraph, conveyance fee **\$577.50**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 889,
202 Randall E. Grapner Mercer County Auditor.

 10/11/13
Deputy Aud. Date

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 11 2013

MERCER COUNTY
TAX MAP DEPARTMENT

SURVIVORSHIP DEED

Steven Bell and Shirley Bell, husband and wife, of Mercer County, Ohio, the Grantors
for valuable consideration paid, grant with general warranty covenants to Nicholas J.

Gray and Rocio Corredor-Pérez for their joint lives, remainder to the survivor of
them, whose tax-mailing address is: 9676 Celina Mendon Road, Celina, Ohio 45822 the

following **REAL PROPERTY**:

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

Being a certain tract of land located in the west half of the Northeast
Quarter of Section 5, Town 5 South, Range 3 East, Center Township,
Mercer County, Ohio, as shown on the plat of a survey made by B.R.
Gebhart, Registered Surveyor #3909, recorded in Survey Book 4, Page
215 and to which plat reference is hereby made for a more definite
description.

Beginning at an iron harrow tooth, point "F", in the centerline of the
Celina Mendon Road (North and South centerline of Section 5) a
distance of one thousand seventy-six and forty six hundredths (1079.46)
feet South 00° 15' East of point "X", the North quarter post of Section 5
,above; thence North 89° 45' East a distance of two hundred fifty
(250.00) feet to a patented iron survey stake, point "E"; thence South
00° 15' East a distance of two hundred seventeen and eighty hundredths
(217.80) feet to a patented iron survey stake point "H"; thence South 89°
45' West a distance of two hundred fifty (250.00) feet to an iron harrow
tooth, point "G" in the centerline of the Celina Mendon Road; thence
North 00° 15' West on and along the centerline of the road a distance of
two hundred seventeen and eighty hundredths (217.80) feet to point "F",
the place of beginning.

Bearing on line "X-Y" was observed magnetic, all other figured from
actual angles turned in the field

Tract contains one and twenty-five hundredths (1.25) acres of land
subject to the legal right of way of the Celina Mendon Road along the
entire West end.

AND ALSO:

Situate in the Township of Center, County of Mercer, and State of Ohio,
to-wit:

Being a parcel of land situated in Center Township, Mercer County,
Ohio, in the west half of the northeast quarter of Section 5, Township 5
South, Range 3 East. Being more particularly described as follows:

Commencing for reference at a PK nail at the northwest corner of the northeast quarter of said Section 5; thence south 00° 14' east along the west line of the northeast quarter of said Section 5 and the centerline of Celina Mendon Road a distance of one thousand seventy-six and 13/100 (1076.13) feet to a harrow tooth at the northwest corner of a 1.25 acre tract of land conveyed to Steven and Shirley Bell by deed recorded in deed volume 237, page 849; thence north 89° 45' 17" east along said Bell's north line a distance of two hundred fifty and 07/100 (250.07) feet to a patented survey stake at the northwest corner thereof, said point being the place of beginning for the parcel to be conveyed by this instrument; thence north 89° 46' east a distance of three hundred two and 40/100 (302.40) feet to a 5/8 inch iron bar; thence south 00° 14' east a distance of two hundred seventeen and 80/100 (217.80) feet to a 5/8 inch iron bar; thence south 89° 46' west a distance of three hundred two and 40/100 (302.40) feet to 5/8 inch iron bar at the aforementioned Bell's southeast corner; thence north 00° 14' west along said Bell's east line a distance of two hundred seventeen and 80/100 (217.80) feet to the place of beginning.

Containing 1.512 acres of land more or less.

Subject to all easements and rights of way of record.

Prior Instrument Reference: Volume 237, Page 849 and Volume 292, Page 627 of the Deed Records of Mercer County, Ohio.

Parcel # 06-008200.0000

Tax map #: 06-05-200-003

Taxes to be pro-rated to date of closing.

Witness their hands this 9 day of Oct, 2013

Steven Bell
Steven Bell

Shirley Bell
Shirley Bell

State of Ohio
County of Mercer ss:

BE IT REMEMBERED, that on this 9 day of Oct, 2013 before me the subscriber, a Notary Public in and for said county, personally came Steven Bell and Shirley Bell, 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.

SEAL

Margie Sherrill
Notary Public My commission expires 7/5/14

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.