

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 16 2013

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 16 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$ 507.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 34.0,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 10/16/13
Deputy Aud. Date

SURVIVORSHIP DEED

*Kyle A. Verhoff and Kristen M. Verhoff, husband and wife, of Mercer County, Ohio, the grantors, for valuable consideration paid, grant(s) with general warranty covenants to Matthew Lee Ballou and Jennifer Knous-Ballou, for their joint lives, remainder to the survivor of them whose tax-mailing address is: 5541 Johnston Road, Celina, Ohio 45822 the following **REAL PROPERTY**:*

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

Being a part of the South half of Section Thirteen (13), Town Six (6) South, Range Two (2) East, Butler Township, Mercer County, Ohio, and more particularly described as follows:

Commencing for reference at a stone (found) at the South quarter corner of Section Thirteen (13); thence South 88° 45' 00" East along the South line of Section Thirteen (13) for a distance of Five Hundred Ninety-five and Forty Hundredths (595.40) feet to a railroad spike (found) on the centerline of Johnston Road; thence North 04° 43' 00" West along the centerline of Johnston Road for a distance of Five Hundred Eight (508.00) feet to a PK nail (found); thence North 88° 45' 00" West a distance of Thirty and Sixteen Hundredths (30.16) feet to a concrete monument (found) at the Southeast corner of Water's Edge Subdivision, Phase I, said monument being the POINT OF BEGINNING for the parcel herein described; thence South 04° 43' 00" East along the West right of way line of Johnston Road for a distance of Fifty-five and Seventy Hundredths (55.70) feet to a Five-eighths (5/8) inch re-rod with cap (set); thence along a tangent curve to the right (concave to the Northwest), said curve having a radius of Thirty-five (35.00) feet, a central angle which measures 95° 41' 00", a chord which bears South 43° 07' 14" West and chord which measures Fifty-one and Eighty-nine Hundredths (51.89) feet, for a total arc length of Fifty-eight and Forty-five Hundredths (58.45) feet to a Five-eighths (5/8) inch re-rod with cap (set); thence North 89° 02' 16" West for a distance of One Hundred Twenty-six and Fifty-three Hundredths (126.53) feet to a Five-eighths (5/8) inch re-rod with cap (set); thence North 00° 57' 44" East for a distance of Ninety-four and Sixty-eight Hundredths (94.68) feet to a Five-eighths (5/8) inch re-rod with cap (found) at the Southwest corner of Water's Edge Subdivision Phase I; thence South 88° 45' 00" East along the South line of the aforesaid Subdivision, for a distance of One Hundred Fifty-five and Eighty-five Hundredths (155.85) feet to the POINT OF BEGINNING, containing therein 14,802 square feet or 0.340 acres.

MINOR SUBDIVISION

Parcel #: 02-000600.0101

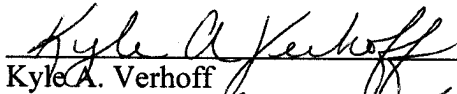
Map #: 08-13-400-031

Minor Subdivision Recorded: OR. Vol. 179, Page 2256

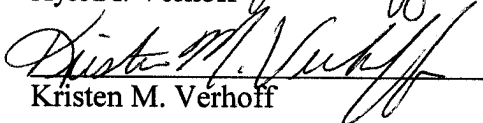
Prior Instrument Reference: Instrument 200700004097 of the Mercer County Deed Records.

Taxes to be prorated to day of closing.

Witness their hands this 5 day of Oct, 2013.



Kyle A. Verhoff



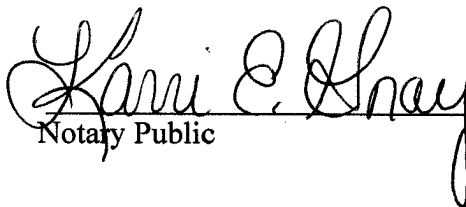
Kristen M. Verhoff

State of Ohio

County of Mercer ss:

BE IT REMEMBERED, that on this 5 day of Oct, 2013, before me the subscriber, a Notary Public in and for said county, personally came Kyle A. Verhoff and Kristen m. Verhoff, 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.



Notary Public



KARRI E. GRAY
Notary Public • State of Ohio
My Commission Expires:
November 7, 2016
Recorded in Mercer County

This instrument was prepared by Mr. Matthew L. Gilmore, Attorney at Law, VanArsdel and Gilmore Co., L.P.A., 118 West Market Street, Post Office Box 298, Celina, Ohio 45822. Phone (419) 586-8120. without benefit of title search.