

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES  
  
NOV 18 2013  
  
MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**  
  
NOV 18 2013  
  
RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

*\$ 308.00*  
~~Exemption paragraph, conveyance fee~~  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 340,  
202 Randall E. Grapner Mercer County Auditor.  
  
*[Signature]* *11/18/13*  
Deputy Aud. Date

**JOINT AND SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS, that LEE H. WESTERHEIDE, Unmarried, the Grantor, for valuable consideration PAID, GRANTS, with general warranty covenants, to ELLEN SUZANNE SMITH AND ALICE CAROL SCHROEDER, The Grantees, for their joint lives, remainder to the survivor of them, whose tax mailing address will be 5392 Behm Rd., Celina OH 45822, the following real property, to wit:

SITUATE IN THE TOWNSHIP OF FRANKLIN, COUNTY OF MERCER AND STATE OF OHIO, TO WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Known as: 5392 Behm Rd., Celina, OH 45822  
Parcel Number: 09-108450-0000 *MAP # 09-24-102-007*  
Prior Deed Vol. OR 2013, Page 0122

AND, LEE H. WESTERHEIDE, the Grantor, who hereby releases all right and expectancy of dower herein, has set his hand this 15<sup>th</sup> day of NOVEMBER, 2013.

*(X) [Signature]*  
LEE H. WESTERHEIDE

STATE OF OHIO, COUNTY OF AUGLAIZE, SS:

BE IT REMEMBERED that on this 15<sup>th</sup> day of NOVEMBER, 2013, before me, a notary public in and for said county and state, personally came LEE H. WESTERHEIDE, the Grantor in the foregoing deed and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on the year and day last aforesaid.

X Judy Hemmelgam  
NOTARY PUBLIC, STATE OF Ohio  
COMMISSION EXPIRES: 3/16/2015



Judy Hemmelgam  
Notary Public, State of Ohio  
Auglaize County  
My Comm. Expires Aug 18, 2015

THIS INSTRUMENT PREPARED BY:  
Kenneth E. Hitchen, Attorney at Law  
510 W. South St.  
St. Marys OH 45885

**EXHIBIT "A"**

Situated in the **TOWNSHIP of FRANKLIN, COUNTY of MERCER and STATE of OHIO:**

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-four (24), Township Six (6) South, Range Three (3) East, being more particularly described as follows:

Commencing for reference at the cornerstone at the Southwest corner of the Northwest Quarter (¼) of said Section Twenty-four (24); thence North 01° 07' 51" East along the West line of the Northwest Quarter (¼) of said Section Twenty-four (24) and the centerline of Behm Road a distance of One Hundred Seventy-nine and Ninety-two Hundredths (179.92) feet to a "P.K." nail, said point being the place of beginning for the parcel to be conveyed by this instrument; thence continuing North 01° 07' 51" East along the last described line a distance of Fifty-five (55.00) feet to a mine spike; thence South 88° 52' 50" East a distance of One Hundred Twenty-six and Sixty-three Hundredths (126.63) feet to a Five-eighths (⅝) inch iron bar; thence South 01° 07' 51" West a distance of Fifty-five (55.00) feet to a Five-eighths (⅝) inch iron bar; thence North 88° 52' 50" West a distance of One Hundred Twenty-six and Sixty-three Hundredths (126.63) feet to the place of beginning.

Containing 0.160 acre of land, more or less, subject to all easements and right-of-way of record.

ALSO being part of a 0.834 acre tract as described in volume 321, page 642, located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-four (24), Township Six (6) South, Range Three (3) East, Franklin Township, Mercer County, Ohio, and described as follows:

Commencing at a P.K. nail marking the West Quarter post of the Northwest Quarter (¼) of said Section Twenty-four (24); thence North 01° 07' 51" East, along the West section line and centerline of Behm Road, a distance of One Hundred Seventy-four and Ninety-two Hundredths (174.92) feet to a set P.K. nail for the TRUE POINT OF BEGINNING; thence continuing North 01° 07' 51" East, along said Section line, a distance of Five (5.00) feet to a point on the South line of a 0.160 acre tract as described in volume 333, page 358; thence South 88° 52' 50" East, along the South line of said 0.160 acre tract, a distance of One Hundred Twenty-six and Sixty-three Hundredths (126.63) feet to a found iron pin; thence North 01° 07' 51" East, along the East line of said 0.160 acre tract, a distance of Fifty-five (55.00) feet to a found iron pin; thence South 88° 52' 50" East a distance of Twenty-three and Fifty Hundredths (23.50) feet to a point; thence South 09° 31' 34" East a distance of Sixty-one and Five Hundredths (61.05) feet to a set iron pin; thence North 88° 52' 50" West a distance of One Hundred Sixty-one and Forty-two Hundredths (161.42) feet to the TRUE POINT OF BEGINNING, containing 0.055 acres of land, more or less, and with said tract being subject to all highways and any other easements or restrictions of record.

Containing in all .215 acres of land, more or less, subject to all easements and restrictions of record imposed thereon.

Known as: 5392 Behm Rd., Celina OH 45822

Parcel # 09-108450-0000 (0.215 acres)

ALSO: An Easement for a Boat Dock, described as follows:

An easement for ingress and egress and for boat dock purposes on Lot Seven (7) of the Grimm Subdivision situated in Franklin Township, Mercer County, Ohio, and in the Northeast Quarter of Section Twenty-four (24), Township Six (6) South, Range Three (3) East, being more particularly described as follows:

Commencing at the Northwest corner of said Lot Number Seven (7);

thence South  $09^{\circ} 31' 34''$  East, 10.00 feet along the West line of said Lot Number 7 to a point being the Point of Beginning;

thence North  $80^{\circ} 28' 26''$  East, 10.00 feet to a point;

thence South  $09^{\circ} 31' 34''$  East, 15.00 feet to a point;

thence South  $80^{\circ} 28' 26''$  West, 10.00 feet to a point;

thence North  $09^{\circ} 31' 34''$  West, 15.00 feet to the Point of Beginning encompassing 150.00 square feet of land.

Said easement being out of Parcel Number 09-108450.0307, Tax Map Number 09-24-102-017.

The easement shall be limited for all lawful purposes incident to the use of Grantees' adjacent property as a single family residence.

This grant of easement shall run with the land and be binding on and inure to the benefit of the parties, their heirs, successors and assigns.

Grantees shall not use this easement for any purpose other than as set forth above, and shall keep the property free and clear of debris and obstructions.