

TRANSFERRED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 25 2014

MERCER COUNTY
TAX MAP DEPARTMENT

APR 25 2014

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 553.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 348,
202 Randall E. Grapner Mercer County Auditor.

K.S. 4/25/2014
Deputy Aud. Date

SURVIVORSHIP DEED

John T. Powell and Juanita O. Powell, husband and wife, of Mercer County, Ohio, the
Grantors, for valuable consideration paid, grant with general warranty covenants, to
Jessica Ann Kahlig and Steven Andrew Feathers, for their joint lives, remainder to
the survivor of them whose tax-mailing address is: 6597 Brookside Drive, Celina, Ohio

45822 the following **REAL PROPERTY**:

Situated in the Township of Franklin, County of Mercer, and State
of Ohio:

Being Lot Number Forty-one (41) of Brookside Estates, which
Subdivision is recorded in Plat Cabinet 1, Pages 173-175, Mercer
County Recorder's Records of Plats, as said Lot is shown upon
the recorded plat thereof, and subject to all easements, conditions,
restrictions, and rights of way of record.

Also:

Being a part of the southwest portion of Lot 42 of Brookside
Estates Subdivision of part of Section 29, T-6-S, R-3-E, Franklin
Township, Mercer County, Ohio, and more particularly described
as follows:

Commencing at the southeasterly corner of said Lot 42; thence S
69° 53' 42" W, along the southerly line of said Lot 42, for a
distance of 93.73 feet to a 5/8" re-rod w/cap (set), said re-rod
being the POINT OF BEGINNING;

Thence continuing along the southerly line of said Lot 42 – S 69°
53' 42" W, for a distance of 19.67 feet to a 5/8" re-rod w/cap
(set);

Thence N 60° 24' 45" W for a distance of 37.26 feet to a 5/8" re-
rod w/cap (set) on the easterly edge of a channel;

Thence N 08° 43' 42" E, along the easterly edge of the afore said
channel for a distance of 16.05 feet to a 5/8" re-rod w/cap (set);

Thence S 60° 24' 45" E for a distance of 55.70 feet to the POINT
OF BEGINNING, containing therein 697 square feet. Prepared
by James M. Kent, PS 6792 OH with reference hereby made to a
plat of survey; Kent Surveying drawing #2649, dated 1/25/97

Parcel #: 09-119300.4500

Tax Map #: 09-29-103-006

Prior Instrument Reference: Vol. OR 69, Page 160 and Vol. OR178, Page 14 of the Deed Records of Mercer County, Ohio.

Taxes to be pro-rated to date of closing.

Witness their hands this 24th day of April, 2014

John T. Powell
John T. Powell

Juanita O. Powell
Juanita O. Powell

State of Ohio
County of Mercer ss:

BE IT REMEMBERED, that on this *24th day of April*, 2014 before me the subscriber, a Notary Public in and for said county, personally came John T. Powell and Juanita O. Powell, 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. *April 24, 2014*



SHAWN MIR
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
November 07, 2015
Recorded in
Mercer County

Shawn Mir
Notary Public

This Instrument was prepared by: Matthew L. Gilmore, Attorney at Law, Gilmore and Delzeith Co., L.P.A., 118 West Market Street, Celina, Ohio 45822. (419) 586-8120 without benefit of title search.