

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

APR 30 2014

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

APR 30 2014

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption-paragraph, conveyance fee \$ 297.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 310,  
202 Randall E. Grapner Mercer County Auditor.

[Signature] 4/30/2014  
Deputy Aud. Date

## SURVIVORSHIP DEED

Dustin Rutledge, a married man, of Mercer County, Ohio, the Grantor, for valuable  
consideration paid, grant with general warranty covenants, to Thomas W. Rogers and  
Barbara J. Rogers, for their joint lives, remainder to the survivor of them whose tax-  
mailing address is: 3765 Rockford West Road, Rockford, Ohio 45882 the following

### REAL PROPERTY:

SEE ATTACHED EXHIBIT "A"

Prior Instrument Reference: Vol. OR 208, Pages 820-821 and Instrument 20070000443  
of the Deed Records of Mercer County, Ohio.

Grantor to pay taxes and / or assessments due and payable July 2014; taxes and / or  
assessments thereafter will be responsibility of Grantee.

Ashlee Kaye Rutledge, spouse of Grantor, hereby releases all rights and claims of dower.

Witness their hands this 30 day of April, 2014

[Signature]  
Dustin Rutledge

Ashlee Kaye Rutledge  
Ashlee Kaye Rutledge

State of Ohio  
County of Mercer ss:

**BE IT REMEMBERED**, that on this 30 day of April, 2014 before  
me the subscriber, a Notary Public in and for said county, personally came Dustin  
Rutledge and Ashlee Kaye Rutledge, 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.



**KAREN TESTER**  
Notary Public • State of Ohio  
My Commission Expires:  
1-30-16  
Recorded in Mercer County

Karen Tester  
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

## EXHIBIT "A"

Situated in the Township of Dublin, Village of Rockford, County of Mercer, and State of Ohio:

Being a parcel of land situated in Section 17 and also being part of Out Lot 27 in the Village of Rockford, Dublin Township, Township 4 South, Range 2 East. Being more particularly described as follows:

Beginning at an iron bar in a monument box at the center of Section 17 –

Thence, South 89° 04' 30" West, along the south line of the northwest quarter of said Section 17 and the centerline of Rockford West Road, a distance of 97.32 feet to a Mag nail –

Thence, North 01° 01' 23" West, a distance of 391.34 feet to a 5/8 inch iron bar –

Thence, North 87° 25' 41" East, along the extension of the centerline of Columbia Street, a distance of 299.98 feet to a 5/8 inch iron bar –

Thence, South 01° 06' 02" East, a distance of 394.13 feet to a Mag nail –

Thence, South 87° 25' 41" West, along the centerline of West Market Street, a distance of 203.15 feet to the place of beginning.

Containing 2.713 acres of land more or less of which 0.877 acre lies in Section 17 and 1.836 acres lie in the Village of Rockford.

Subject to all easements and rights of way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated November 7, 2005. On file in the County Engineer's Office.

### LESS AND EXCEPT:

Situated in the Township of Dublin, Village of Rockford, County of Mercer, and State of Ohio, to-wit:

### TRACT ONE:

Being a parcel of land situated in Section 17 and also being part of Out Lot 27 in the Village of Rockford, Dublin Township, Township 4 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at an iron bar in a monument box at the center of said Section 17 –

Thence, North 01° 01' 23" West, along the north – south half section line of said Section 17, a distance of 294.14 feet to a point. Said point being the place of beginning for the parcel of land to be conveyed by this instrument –

Thence, continuing, North 01° 01' 23" West along the last described line, a distance of 100 feet to a 5/8 inch iron bar –

Thence, North 87° 25' 41" East, a distance of 202.62 feet to a 5/8 inch iron bar –

Thence, South 01° 06' 02" East, a distance of 100.00 feet to a 5/8 inch iron bar –

Thence, South 87° 25' 41" West, a distance of 202.76 feet to the place of beginning.

Containing 0.465 acre 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 James W. Geeslin, Professional Surveyor 7764, dated February 6, 2007. On file in the County Engineer's Office.

TRACT TWO:

Being a parcel of land situated in Dublin Township, Village of Rockford, Mercer County, Ohio, in the north half of Section 17, Township 4 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at an iron bar in a monument box at the center of said Section 17 –

Thence, North 01° 01' 23" West, along the north – south half section line of said Section 17, a distance of 294.14 feet to a point. Said point being the place of beginning for the parcel of land to be conveyed by this instrument –

Thence, continuing, North 01° 01' 23" West, along the last described line, a distance of 100.00 feet to a 5/8 inch iron bar –

Thence, South 87° 25' 41" West, a distance of 97.36 feet to a 5/8 inch iron bar –

Thence, South 01° 01' 23" East, a distance of 100.00 feet to a 5/8 inch iron bar –

Thence, North 87° 25' 41" East, a distance of 97.36 feet to the place of beginning. Containing 0.223 acre 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 James W. Geeslin, Professional Surveyor 7764, dated February 6, 2007. On file in the County Engineer's Office.

Parcel #: 07-034000.0100

Map #: 02-17-100-013

Parcel #: 08-058300.0000

Map #: 02-17-257-001