

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 14 2015

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 14 2015

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Reception paragraph, conveyance fee 745.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec. 859,
292 Randall E. Grapner Mercer County Auditor.

KS 10/14/2015
Deputy Aud. Date

SURVIVORSHIP DEED

Nicholas J. Gray and Rocia Corredor – Perez nka Gray, *husband and wife, of Mercer County, Ohio, the Grantors, for valuable consideration paid, grants with general warranty covenants to Benjamin C. Young and Amber E. Young 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 (1076.46) 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 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:

Situated 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 a 5/8 inch iron bar at the aforementioned Bell's southeast corner; thence North 00° 14' West along 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.

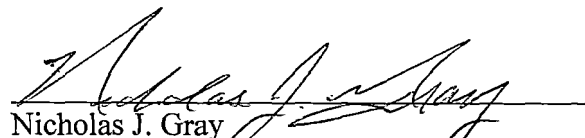
Parcel #: 06-008200.0000

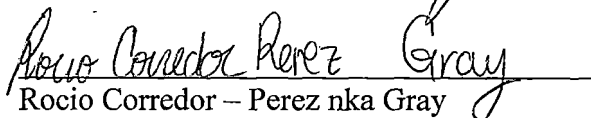
Map #: 06-05-200-003

Prior instrument: Instrument 201300005963 Official Records of Mercer County Ohio.

Taxes to be prorated to day of closing.

Witness their hands this 13 day of October, 2015.


Nicholas J. Gray

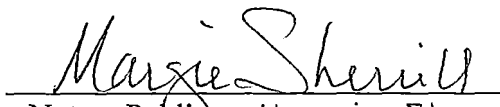

Rocio Corredor - Perez nka Gray

State of Ohio
County of Mercer

BE IT REMEMBERED, that on this 13 day of October, 2015 before me the subscriber, a NOTARY PUBLIC, in and for said county, personally appeared Nicholas J. Gray and Rocio Corredor - Perez nka Gray, 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


Notary Public Margie Sherrill
My commission expires 7/5/19

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