

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 21 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 21 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance for 542.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 339,
201 Randall E. Grapner Mercer County Auditor.

RS 1/21/2016
Deputy Aud. Date

OHIO SURVIVORSHIP DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, William Werntz and Karen Werntz, husband and wife, for valuable consideration, paid, grants, with general warranty covenants, to

**Nathaniel P. Harlow and Renea M. Harlow, husband and wife,
for their joint lives, remainder to the survivor of them,**

whose **TAX MAILING ADDRESS** is 5679 Johnston Road, Celina, Ohio 45822 the following real property:

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

TRACT 1:

Being a part of the South one-half (½) of Section Thirteen (13), Town Six (6) South, Range Two (2) East, and more particularly described as follows, to wit:

Commencing at the intersection of the centerlines of Coldwater Creek Road and Johnston Road; thence with the centerline of Johnston Road, South 3° 00' East, Three Hundred Seventy-seven and Three Tenths (377.3) feet to a point, said point being the BEGINNING POINT for this description; thence continuing with the centerline of Johnston Road South 3° 00' East One Hundred Eighty-five and No-hundredths (185.00) feet to a point; thence on a line perpendicular to the centerline of Johnston Road South 87° 00' West One Hundred Fifty (150) feet to a point marked by an iron pipe; thence on a line parallel with the centerline of Johnston Road North 3° 00' West One Hundred Eighty-five (185.00) feet to a point marked by an iron pipe; thence on a line perpendicular to the centerline of Johnston Road North 87° 00' East One Hundred Fifty (150) feet to the place of beginning.

Containing Sixty-four Hundredths (0.64) of an acre, more or less. The above described tract taken from Paul Johnston's One Hundred Twenty-four and Twenty-seven Hundredths (124.27) acre tract as recorded on December 15, 1922, on Page 467 of Deed Volume 112 in the Mercer County Recorder's Office.

TRACT 2:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, and in the Southeast Quarter (¼) of Section 13, Township 6 South, Range 2 East, and being more particularly described as follows:

Commencing at a P.K. nail at the intersection of the centerlines of Coldwater Creek and Johnston Roads;

Thence, South 04° 42' 47" East, 361.96 feet along the centerline of Johnston Road to a P.K. nail set as the POINT OF BEGINNING;

Thence, continuing along the last described line 15.00 feet to a P.K. nail set;

Thence South 85° 15' 47" West, 150.00 feet passing through an iron pin found at 30.00 feet, to an iron pipe found;

Thence, South 04° 42' 47" East, 185.00 feet to an iron pin with cap set;

Thence, North 85° 15' 47" East, 150.00 feet passing through an iron pin with cap set at 120.00 feet, to a P.K. nail set;

Thence, South 04° 42' 47" East, 10.00 feet along the centerline of Johnston Road to a P.K. nail set;

Thence, South 85° 15' 47" West, 185.00 feet passing through an iron pin with cap set at 30.00 feet to an iron pin with cap set;

Thence, North 04° 42' 47" West, 210.00 feet to an iron pin with cap set;

Thence, North 85° 15' 47" East, 185.00 feet passing through an iron pin with cap set at 155.00 feet to the POINT OF BEGINNING, containing 0.25 acres of land, more or less, and subject to all easements, restrictions, conditions and limitations imposed thereon and all legal roads and highways.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated August 2, 1994, on file in the Mercer County, Ohio, Engineer's Office.


Tax Parcel I.D. #02-001100.0000 / Tax Map #08-13-400-002

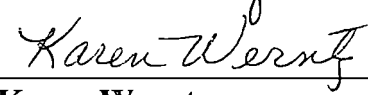
Prior Instrument Reference: Official Record Volume 204, Page 2154, Mercer County Recorder's Records.

Grantors and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

And for valuable consideration **William Werntz and Karen Werntz, husband and wife**, do hereby remise, release, and forever quit claim unto the said Grantees, their heirs and assigns, all their right and expectancy of dower in the above described premises.

Dated: January 20 2016



William Werntz


Karen Werntz

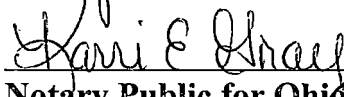
STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **William Werntz and Karen Werntz, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Celina, Mercer County, Ohio, this 20 day of Jan., A.D. 2016.



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



Notary Public for Ohio
My Commission:

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822
At request of Century 21 Master Key Realty, 909 N. Main St., Celina, OH 45822