

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 17 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 17 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 119⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP 3.17.16
County Aud. Date

MINOR SUBDIVISION

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Rubia Juciane Cross**, being the duly appointed **Executor of the Estate of Van D. Cross, deceased**, (Mercer County, Ohio, Probate Court Case Number 20151213), by the power conferred by the Last Will and Testament, for good and valuable consideration paid, grants with fiduciary covenants to **Gregory V. Bolton and Tabitha S. Bolton, husband and wife, for their joint lives, remainder to the survivor of them**, whose tax mailing address is 302 East Second Street, Rockford, Ohio 45882, the following described real property:

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

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, and in the Northeast quarter of Section 30, Township 4 South, Range 2 East, being more particularly described as follows:

Commencing at a cornerstone at the Northeast corner of said Section 30;

thence North 88° 40' 24" West, 393.18 feet along the North line of the Northeast quarter of said Section 30 and also being the centerline of Purdy Road to a Mag nail set as the Point of Beginning;

thence South 01° 19' 36" West, 388.11 feet and passing through an iron pin with cap set at 18.62 feet to an iron pin with cap set;

thence North 88° 40' 24" West, 448.95 feet to an iron pin with cap set;

thence North 01° 19' 36" East, 388.11 feet and passing through an iron pin with cap set at 370.26 feet to a Mag nail set;

thence South 88° 40' 24" East, 448.95 feet along the North line of the Northeast quarter of said Section 30 and also being the centerline of Purdy Road to the Point of Beginning, containing 4.000 acres of land, more or less, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated February 16, 2016, on file in the County Tax Map Office.

MINOR SUBDIVISION PLAT ATTACHED HERETO.

Prior Instrument Reference: #200600007373

	(Parent)	(Split)
Tax Parcel Number:	07-058700.0000	07-058700. <u>0100</u>
Tax Map Number:	02-30-200-002	02-30-200- <u>005</u>

The Grantor has paid the January and July 2016 installments of real estate taxes and assessments. Grantees agree to assume and pay all real estate taxes and assessments due in January 2017 and thereafter, including any CAUV recoupment, if applicable.

Executed this 17th day of March, 2016.

VAN D. CROSS ESTATE

By: Rubia Juciane Cross
Rubia Juciane Cross, Executor

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above named **Rubia Juciane Cross, Executor of the Estate of Van D. Cross**, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 17th day of March, 2016.

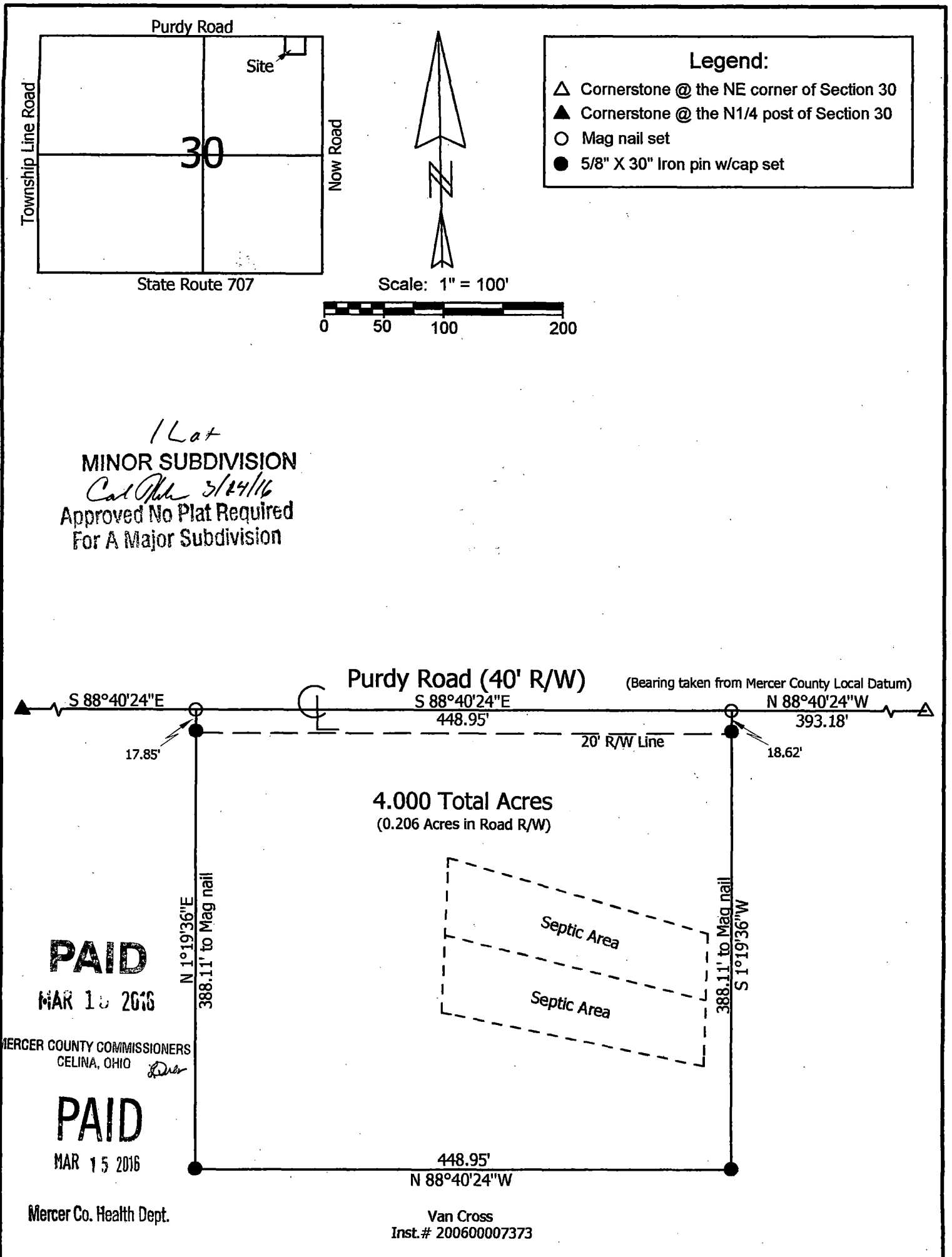
Thomas D. Lammers
Notary Public, State of Ohio

SEAL

THOMAS D. LAMMERS, Attorney At Law
Notary Public- State of Ohio
My Commission Has No Expiration
Section 147.03 ORC

This instrument prepared by:

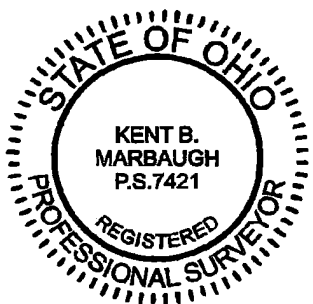
PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)
113 East Market Street, P.O. Box 404
Celina, OH 45822



**Marbaugh
Land Surveying**

1901 Carolina Court
Celina, Ohio 45822
(419) 586-4293

Kent Marbaugh
Kent B. Marbaugh P.S.7421



Van Cross Estate Survey

State of: Ohio County: Mercer
Township: Dublin Sec: 30 Town: 4S Range: 2E
City/Village: _____ Subdivision: _____ Lot: _____
Deed Ref: Inst. # 200600007373 Date Surveyed: 2-16-16
Approvals: *[Signature]* *[Signature]* *[Signature]*
Agency: Board of Health Township Zoning Inspector County Engineer
Date: 3-15-16 3-15-16 3-15-16