

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 05 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 05 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 80⁵⁰
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 4-5-16
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Mary Ann Steinbrunner, unmarried, of Mercer County, Ohio
for valuable consideration paid, *Grants With General Warranty Covenants To*

Terry R. Stachler and Susan A. Stachler, husband and wife
for their joint lives, remainder to the survivor of them
whose tax mailing address is 9447 Hellwarth Road, Celina, Ohio 45822

the following described real estate:

Situated in the County of Mercer, State of Ohio and in the Township of Franklin, and
bounded and described as follows:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the
Northeast quarter (1/4) of Section Thirty (30), Town Six (6) South, Range Three (3)
East, and being more particularly described as follows:

Commencing for reference at a corner stone at the Northeast corner of said Section
Thirty (30); thence South 00°06'18" East along the East line of the Northeast quarter
(1/4) of said Section Thirty (30) a distance of One Thousand One Hundred Seventy
and Sixty-eight Hundredths (1170.68) feet to a railroad spike in the centerline of State
Route 703, said point being the PLACE OF BEGINNING for the herein described
parcel; thence North 86°24' West along the centerline of said State Route 703 a
distance of One Hundred Seven and Ninety-eight Hundredths (107.98) feet to a
railroad spike; thence South 03°00' West a distance of One Hundred Sixty-four and
Twenty-two Hundredths (164.22) feet to a 5/8 inch iron bar; thence North 89°54'30"
East a distance of One Hundred Sixteen and Sixty-six Hundredths (116.66) feet to a
Two (2) inch iron pipe on the aforementioned East line of the Northeast Quarter (1/4)
of said Section Thirty (30); thence North 00°06'18" West along said East line of the
Northeast quarter (1/4) of Section Thirty (30) a distance of One Hundred Fifty-seven
and Two Hundredths (157.02) feet to the place of beginning.

Containing Four Hundred Fourteen Thousandths (0.414) of an acre of land,
more or less, subject to all easements and right of way of record.

Reference is made to a survey of this tract by Gordon L. Geeslin, Registered Surveyor
#5372, dated January, 1975, on file in the County Engineer's Office, which is to be a
part of this description. Description herein correctly contains reference to S. R. 703
instead of S.R. 707 as erroneously contained in prior deeds.

The above described real estate is conveyed subject to all restrictions, reservations,
limitations, conditions, covenants, easements, rights of way, and legal highways of
record pertaining to the same and now in force and effect.

Said property is located in the Incorporated Village of Montezuma.

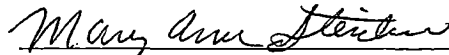
Deed Reference: Volume 305, Page 952, Mercer County Deed Records.

Tax ID #14-000500.0000
Tax Map #09-30-228-003

Grantees shall pay the real estate taxes and assessments due and payable in July 2016 and thereafter.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Terry R. Stachler and Susan S. Stachler**, their heirs and assigns forever. And the said Grantor, **Mary Ann Steinbrunner**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that she will *Defend* the same against all lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, the said **Mary Ann Steinbrunner, unmarried**, who hereby releases all her right and expectancy of dower in said premises, has hereunto set her hand on this 4th day of April, 2016.


Mary Ann Steinbrunner

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 4th day of April, 2016, before me, the subscriber, a notary public in and for said State, personally **Mary Ann Steinbrunner, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.


Notary Public
JUDY A. KOESTERS, Atty. At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

SEAL