

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES


MAY 13 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

MAY 13 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>\$</sup>490.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
 5/13/16  
Deputy Aud. Date

GENERAL WARRANTY DEED

Jane Ellen Topp aka Jane E. Topp, unmarried, for valuable consideration paid, grant(s) with general warranty covenants to Samantha A. Kramer, unmarried and Michael A. Seibert, unmarried, for their joint lives, the remainder to the survivor of them, whose tax mailing address is 3158 State Route 118, Saint Henry, OH 45883 the following real property:

See Exhibit A attached hereto and incorporated herein.

This conveyance is subject to easements, restrictive covenants, and zoning ordinances of record, and real estate taxes and assessments hereinafter due and payable.

Prior instrument reference: 2014-00002085

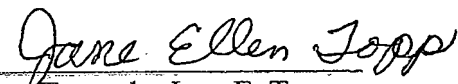
Parcel Number: 20-001800.0101

Map # 11-10-000-007

Jane Ellen Topp aka Jane E. Topp has set her hand this 11th day of May, 2016.

MINOR SUBDIVISION

160860  
HALLMARK TITLE  
3040 PRESIDENTIAL DR.  
SUITE 222  
FAIRBORN, OH 45324

  
Jane Ellen Topp aka Jane E. Topp

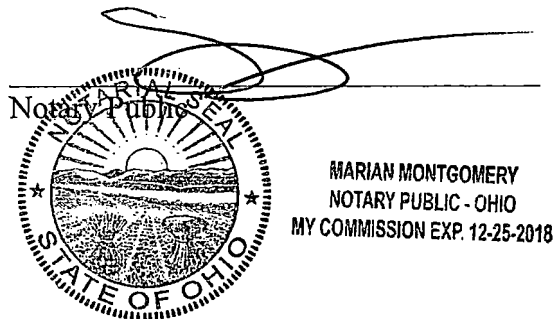
STATE OF OHIO

COUNTY OF MIAMI, ss.

BE IT REMEMBERED, that on this 11th day of May, 2016, before me, the subscriber, a notary public, in and for said county and state, personally appeared Jane Ellen Topp aka Jane E. Topp, unmarried, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

This instrument prepared by  
Rob Hassman  
The Hassman Firm LLC  
46 Grant Street  
Fort Thomas, Kentucky 41075  
(859) 760-3561



## EXHIBIT "A"

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

Being a parcel of land situated in Granville Township, Mercer County, Ohio, in the North half of the Southwest Quarter of Section 10, Township 7 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at the cornerstone at the Southwest corner of said Section 10; thence North 01° 43' 00" East, along the west line of the Southwest Quarter of said Section 10 and the centerline of State Route 118, a distance of 1611.11 feet to a mine spike. Said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence, continuing North 01° 43' 00" East, along the last described line, a distance of 200.07 feet to a mine spike; thence, South 88° 29' 01" East, a distance of 359.00 feet to a point in the approximate centerline of said open ditch, the following courses and distances: South 02° 52' 38" East, a distance of 61.60 feet to a point; South 05° 05' 00" East, a distance of 127.38 feet to a point; South 13° 29' 11" East, a distance of 12.54 feet to a point; thence, leaving the approximate centerline of said open ditch, North 88° 29' 01" West, a distance of 382.31 feet to the place of beginning.

Containing 1.695 acres of land, more or less.

Reference is made to a survey of this area by Gordon L. Geeslin, Professional Surveyor 5372, dated December 10, 1992, and revised March 3, 2001 on file in the County Engineer's Office (Minor Subdivision O.R. Book 122, Page 1192. Map No. 11-10-300-007)

(Parcel No. 20-001800.0101)  
(Map No. 11-10-300-007)