

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 19 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JUL 19 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>\$</sup> 122.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

Deputy Aud. Date 7/19/16

## SURVIVORSHIP DEED

C & C Lands, Inc., an Ohio Corporation, of Mercer County, Ohio, and Dudgeon Enterprises, Inc.,  
an Ohio Corporation the Grantors, for valuable consideration paid, grants with general warranty  
covenants to Brock Dubry and Ashley Dubry, for their joint lives, remainder to the survivor of  
them, whose tax mailing address is 109 S. Franklin Street, Rockford, Ohio 45882 the following  
REAL PROPERTY:

Being a parcel of land situated in Blackcreek Township, Mercer County, Ohio,  
in the northeast quarter of Section 14, Township 4 South, Range 1 East. Being  
more particularly described as follows:

Commencing for reference at an iron bar in a monument box found at the east  
quarter post of said Section 14 –

Thence, North 01°33'29" East, along the east line of the northeast quarter of  
said Section 14 and the centerline of Erastus-Durbin Road, a distance of  
2011.15 feet to a Mag nail set. Said point being the place of beginning for the  
parcel of land to be conveyed by this instrument –

Thence, continuing, North 01°33'29" East, along the last  
described line, a distance of 477.64 feet to a spindle found –

Thence, North 88°26'31" West, a distance of 91.35 feet to a 5/8-  
inch iron bar found –

Thence, South 21°24'01" West, a distance of 204.64 feet to a 5/8-  
inch iron bar found –

Thence, South 33°49'42" West, a distance of 85.08 feet to a 5/8-  
inch iron bar found –

Thence, South 49°53'29" West, a distance of 320.72 feet to a 5/8-  
inch iron bar set –

Thence, South 88°26'31" East, a distance of 445.83 feet to the  
place of beginning.

Containing 2.456 acres of land more or less.

Subject to all easements and right of way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional  
Surveyor 7764, dated April 8, 2016. On file in the County Engineer's Office.

SURVEY TO BE RECORDED  
WITH THIS DOCUMENT

MINOR SUBDIVISION

Parent Parcel #: 01-017500.0000 Tax Map #: 01-14-200-002

Split parcel #: 01-0175000200 Tax map #: 01-14-200-003

Together with all the easements and appurtenances thereunto belonging, but subject to all legal highways, easements, and restrictions of record, and zoning ordinances and regulations.

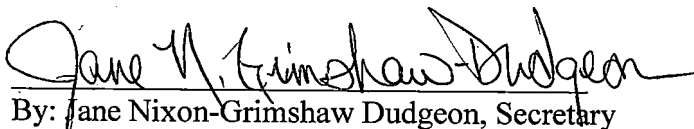
Prior instrument: Volume OR6 Page612, Official Deed Records of Mercer County Ohio.

Witness their hands this 15 day of July, 2016.

C & C Lands, Inc



By: Edward A. Dudgeon President



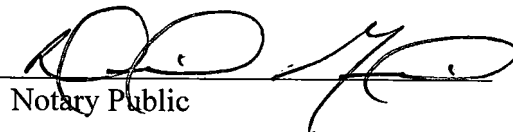
By: Jane Nixon-Grimshaw Dudgeon, Secretary

State of Michigan  
County of Clinton

BE IT REMEMBERED, that on this 15<sup>th</sup> day of July, 2016 before me the subscriber, a NOTARY PUBLIC, in and for said county and state, personally appeared C & C Lands, Inc, an Ohio Corporation by Edward A. Dudgeon, its President and Jane Nixon-Grimshaw Dudgeon, its Secretary the Grantors in the foregoing deed, and acknowledged the signing thereof to be their / its voluntary act and deed.

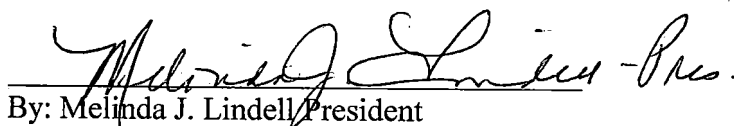
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid


DAVID GARCIA  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF CLINTON  
MY COMMISSION EXPIRES JUL 9, 2019  
ACTING IN COUNTY OF Tuham

  
Notary Public

Witness their hands this 15<sup>th</sup> day of July, 2016.

Dudgeon Enterprises, Inc

  
By: Melinda J. Lindell President

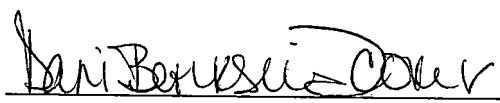
  
By: ~~Dion Siefert~~, Secretary  
Deon Seifert

State of IN  
County of Delaware

BE IT REMEMBERED, that on this 5<sup>th</sup> day of July, 2016 before me the subscriber, a NOTARY PUBLIC, in and for said county and state, personally appeared Dudgeon Enterprises, Inc., an Ohio Corporation by Melinda J. Lindell, its President, Grantors in the foregoing deed, and acknowledged the signing thereof to be their / its 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

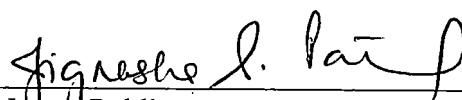
State of INDIANA  
County of HAMILTON

BE IT REMEMBERED, that on this 7<sup>th</sup> day of July, 2016 before me the subscriber, a NOTARY PUBLIC, in and for said county and state, personally appeared Dudgeon Enterprises, Inc., an Ohio Corporation by ~~Dion Siefert~~, its Secretary Grantors in the foregoing deed, and acknowledged the signing thereof to be their / its voluntary act and deed.  
Deon Seifert

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



JIGNASHA S. PATEL  
Resident of Hamilton County, IN  
Commission Expires: Jan. 12, 2020

  
Notary Public

DU BRY SURVEY

PART OF THE N.E. 1/4 OF SECTION<sup>14</sup>, TOWN 4 SOUTH, RANGE 1 EAST,  
(BLACKCREEK TOWNSHIP), MERCER COUNTY, OHIO.

APRIL 8, 2016

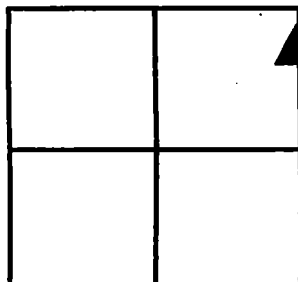
SCALE 1" = 100'



LEGEND

- △ = CORNERSTONE BY B.R.G. SURVEY.
- ✱ = HARROW TOOTH SPIKE FOUND.
- = 5/8 INCH IRON BAR FOUND.
- = IRON BAR IN MON. BOX FOUND.
- ⊗ = MAG NAIL SET.
- ⊗ = SPINDLE FOUND.
- ⊙ = 5/8 INCH IRON BAR SET.

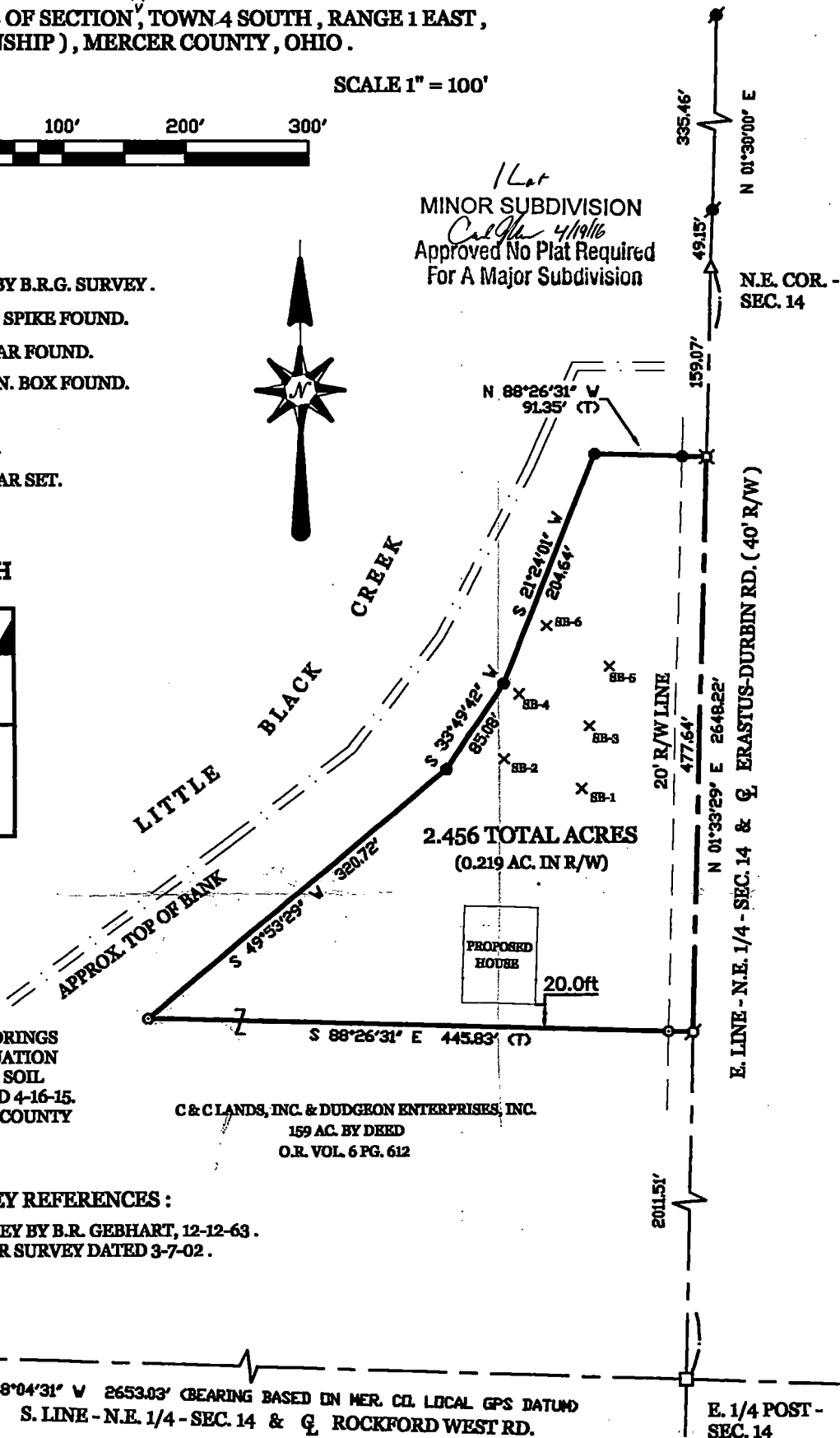
LOCATION SKETCH



SECTION 14



1 Lot  
MINOR SUBDIVISION  
*Calvin 4/19/16*  
Approved No Plat Required  
For A Major Subdivision



\*\*\* X<sub>BB-2</sub> REPRESENT SOIL BORINGS  
SHOWN ON A SOIL EVALUATION  
REPORT BY MORT/JONES SOIL  
CONSULTING, INC., DATED 4-16-15.  
ON FILE IN THE MERCER COUNTY  
HEALTH DEPARTMENT.

C & C LANDS, INC. & DUDGEON ENTERPRISES, INC.  
159 AC. BY DEED  
O.R. VOL. 6 PG. 612

SURVEY REFERENCES :

- 1) SURVEY BY B.R. GEBHART, 12-12-63.
- 2) PRIOR SURVEY DATED 3-7-02.

CENTER -  
SEC. 14

N 88°04'31" W 2653.03' BEARING BASED ON MER. CL. LOCAL GPS DATUM  
S. LINE - N.E. 1/4 - SEC. 14 & Q. ROCKFORD WEST RD.

SURVEYED BY

*James W. Geeslin*  
JAMES W. GEESLIN  
P.S. No. 7764

PAID

APR 20 2016

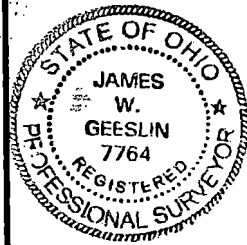
PAID

APR 21 2016

Mercer Co. Health Dept. MERCER COUNTY COMMISSIONERS  
CELINA, OHIO

**GEESLIN  
LAND SURVEYING**

525 S. SECOND ST.  
COLDWATER, OHIO 45828  
PHONE (419) 678-7232



PERMANENT PARCEL No. _____
Part of: _____ Sec. _____ T. _____ R. _____ Township _____
Grantor: _____ Area Retained: _____ Acres
Grantee: _____ Area Transferred: _____ Acres
Dead References: _____
APPROVALS: AGENCY: _____ DATE: _____
Board of Health 4-20-16
20 <sup>th</sup> Junes Township Zoning Officer 4-18-10
County Engineer 4-20-16