

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 31 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

AUG 31 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 127<sup>89</sup>  
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 8-31-16  
Deputy Aud. Date

**SURVIVORSHIP DEED**

**Know All Persons By These Presents**

**That, Michael R. Black and April L. Black, husband and wife**, for valuable consideration paid, grants with general warranty covenants, to

**Brian M. Leiss and Melinda S. Leiss, husband and wife,  
for their joint lives, remainder to the survivor of them**

whose tax mailing address is 5428 State Route 29, Celina, Ohio 45822, the following real property:

Situated in the **TOWNSHIP** of **CENTER**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**, to-wit:

Being Part of the Northeast Quarter of the Southeast Quarter of Section 27, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio, and described as follows:

Commencing at a P.K. Nail marking the east quarter post of said Section 27;

Thence South 01° 19' 06" West along the section line and the approximate centerline of Riley Road a distance of one thousand ninety-six and fourteen hundredths feet (1096.14') to a P.K. Nail for the TRUE POINT OF BEGINNING;

Thence continuing South 01° 19' 06" West along the section line and the approximate centerline of Riley Road a distance of two hundred thirty-seven and fifteen hundredths feet (237.15') to a P.K. Nail;

Thence North 88° 57' 27" West a distance of five hundred sixty and forty-six hundredths feet (560.46') to an iron pin;

Thence North 01° 39' 09" West a distance of two hundred forty and seventeen hundredths feet (240.17') to an iron pin;

Thence South 88° 40' 54" East a distance of five hundred seventy-two and ninety hundredths feet (572.90') to the TRUE POINT OF BEGINNING containing 3.103 acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record and subject to survey before transfer.

Description based on a survey by Eric C. Thomas Registered Surveyor No. 7236 in November, 1999 and is on file with the Mercer County Engineers Office.

Minor Subdivision Map filed of record in Official Record Volume 100, Page 294, Mercer County Recorder's Records.

Tax Parcel I.D. #06-059100.0103 / Tax Map #06-27-400-009

Prior Instrument Reference: Instrument #201100004520, Mercer County Recorder's Records.

MINOR SUBDIVISION

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

And for valuable consideration **Michael R. Black and April L. Black, husband and wife**, do hereby remise and release unto the said Grantees, their heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: 8/31/16

Michael R. Black  
Michael R. Black

April L. Black  
April L. Black

STATE OF OHIO - COUNTY OF MERCER – ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Michael R. Black and April L. Black, 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 subscribed my name and affixed my official seal on the day and year last aforesaid. August 31, 2016

SEAL

JOHN W. SACHS, Attorney  
Notary Public - State of Ohio  
My Commission - O.R.C. 157.03

John W. Sachs  
Notary Public for Ohio

My Commission:

Lifetime  
OEC 142.03