

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

SEP 08 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

SEP 08 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 92.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KS 9/8/2016  
Deputy Aud. Date

### SURVIVORSHIP DEED

St. Johns Evangelical Lutheran Church, Inc, an Ohio Corporation, not for profit, of Mercer County, Ohio, the Grantor, for valuable consideration paid, grants with general warranty covenants to Keith and Sheila Westrick for their joint lives remainder to the survivor of them, whose tax mailing address 5316 Windy Point Road, Celina, Ohio 45822 the following REAL PROPERTY:

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

Located along the west side of the west fraction of the northeast quarter of Section 20, Town 6 South, Range 3 East, more particularly described as follows: Beginning for the same at a point on the north and south half section line, which is the center of the road, 695.00 feet north of the center of Section 20, Town 6 South, Range 3 East; thence East 90 feet to an iron bolt; thence north 80 feet; thence west 90 feet to the center of the road; thence south 80 feet to the place of beginning, which premises are designated on the survey made for I.J. Steinke as Lots numbered 9 and 10; all as recorded in Deed Book 163, Page 401 of the deed records of Mercer County, Ohio.

ALSO: Beginning at a point on the North-South Section line, 640 feet north of a stone marking the center of said Section 20; thence with an angle 90° east a distance of 110 feet to a point; thence with an angle of 90° north and parallel to said North and South half section line at a distance of 55 feet to a point; thence with a 90° angle west a distance of 110 feet to a point on said North and South half section line; thence with a 90° angle south along said half section line 55 feet to the place of beginning.

ALSO: Commencing at the center of fractional Section Twenty (20), said point being defined by a railroad spike found on the centerline of Windy Point Road at its intersection with the centerline of State Route 2119; thence North 01°21'06" East on and along the centerline of Windy Point Road, also being the North-South half section line of Section Twenty (20), 695.00 feet to a masonry nail set; thence continuing North 01°21'06" East, 80.00 feet to a masonry nail set; thence South 88° 39' 49" East 91.58 feet to a One (1) inch iron pipe found as the place of beginning and passing through a Five-eighths ( 5/8 ) inch iron pin set at 15.00 feet and passing along the land described in Deed Volume 272, Page 154, Volume 270, Page 367, Volume 248, Page 339, and Volume 305, Page 584; thence continuing South 88° 39' 49" East, 20.00 feet to an iron pin set; thence South 01° 26 37" West 80.03 feet to an iron pin set; thence North 88°38'44" West 20.00 feet to an iron bolt found; thence North 01°26'37" East 80.00 feet to the place of beginning and passing along the lands described in Deed Volume 248, Page 449 and Volume 305, Page 584. The aforescribed tracts contain 0.037 acres, more or less, subject to all easements of record, and is part of the land last described in the Mercer County Deed Volume 290, Page 306.

The parcel is shown on a plat of survey filed with the Mercer County Engineer as Parcel "A". All bearings for this survey description were turned from the half section line of Section 20 established as North 01°21'06" East.

The above parcel being conveyed is for increasing an existing lot size, with no additional building sites being created. The above description is the result of a survey made by Roy F. Thompson, Jr., Registered Surveyor No. 5379.

Subject to all easements, conditions, restrictions, and rights of way of record.

Parcel #: 09-026800.0000, 09-027000.0000, 09-026900.0000

Map #: 09-20-25-011, 09-20-251-012, 09-20-251-010

Prior instrument: Instrument 201000004997 Official Records of Mercer County Ohio.

Witness its hand this 2<sup>nd</sup> day of September, 2016.

St. Johns Evangelical Lutheran Church, Inc

Charlene Stephenson, President  
Charlene Stephenson  
Its President

Sandy Kaup, Secretary  
Sandy Kaup  
Its Secretary

State of Ohio  
County of Mercer

BE IT REMEMBERED, that on this 2<sup>nd</sup> day of September, 2016 before me the subscriber, a NOTARY PUBLIC, in and for said county, personally appeared St. Johns Evangelical Lutheran Church, Inc, an Ohio Corporation, not for profit, by Charlene Stephenson, its President and Sandy Kaup, its Secretary, the Grantor in the foregoing deed, and acknowledged the signing thereof to be its / their voluntary act and deed.

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



[Signature]  
Notary Public

This instrument was prepared by: Matthew L. Gilmore, Attorney at Law, Gilmore and Delzeith Co., LPA, 118 West Market Street, Celina, Ohio, 45822 (419) 586-8120 without benefit of title search.