Instrument #201600005566 Recorded: 11/17/2016 3:14 PM 6 Pages, AFFIDAVIT Total Fees: \$60.00 Angela N. King, Recorder, Mercer County, OH Dropped off by: JB TITLE/JODI

BESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES TRANSFERRED

NOV 1 7 2016

RANDALL E. GRAPNER COUNTY AUDITOR MERCER COUNTY. OHIO Exemption paragraph, conveyance Ese EN
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

MERCER COUNTY
TAX MAP DEPARTMENT

NOV 172016

AFFIDAVIT AS TO DEATH OF JOINT TENANT WITH RIGHT OF SURVIVORSHIP

STATE (OF (OIHC)	
)	SS
COUNTY	OF	DARKE)	

Barbara J. Rogers, the Affiant, after first being duly cautioned and sworn states that:

Affiant resides at 11474 Stover Road, Rockford, Ohio 45882, and is the surviving spouse of Thomas W. Rogers, who died on July 22, 2015, resident of the County of MERCER, State of Ohio.

Said Thomas W. Rogers was a joint tenant with right of survivorship in the following described real estate, under general warranty deed from Dustin Rutledge to Thomas W. Rogers and Barbara J. Rogers, jointly, and to the survivor of them, his or her separate, heirs and assigns forever, dated April 30, 2014 and presented for recording in Installment #201400001735 of the Deed records of MERCER County, Ohio and relates to the following described real estate:

Situated in the Township of Dublin, Village of Rockford, County of Mercer, and State of Ohio:

Being a parcel of land situated in Section 17 and also being part of Out Lot 27 in the Village of Rockford, Dublin Township, Township 4 South, Range 2 East. Being more particularly described as follows:

Beginning at an iron bar in a monument box at the center of Section 17 -

Thence, South 89° 04' 30'' West, along the south line of the Northwest quarter of said Section 17 and the centerline of Rockford West Road, a distance of 97.32 feet to a Mag nail-

Thence, North 01° 01' 23" West, a distance of 391.34 feet to a 5/8 inch iron bar -

Thence, North 87° 25' 41" East, along the extension of the centerline of Columbia Street, a distance of 299.98 feet to a 5/8 inch iron bar-

Thence, South 01° 06' 02" East, a distance of 394.13 feet to a Mag nail-

Thence, South 87° 25' 41" West, along the centerline of West Market Street, a distance of 203.15 feet to the place of beginning.

Containing 2.713 acres of land more or less of which 0.877-acre lies in Section 17 and 1.836 acres lie in the Village of Rockford.

Subject to all easements and rights of way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated November 7, 2005. On file in the County Engineer's Office.

LESS AND EXCEPT:

Situated in the Township of Dublin, Village of Rockford, County of Mercer, and State of Ohio, to-wit:

TRACT I:

Being a parcel of land situated in Section 17 and also being part of Out Lot 27 in the Village of Rockford, Dublin Township, Township 4 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at an iron bar in a monument box at the center of said Section $17\,$ –

Thence, North 01° 01' 23" West, along the north - south half section line of said Section 17, a distance of 294.14 feet to a point. Said point being the place of beginning for the parcel of land to be conveyed by this instrument -

Thence, continuing, North 01 $^{\circ}$ 01' 23" West along the last described line, a distance of 100 feet to a 5/8 inch iron bar -

Thence, North $87\,^{\circ}$ 25' 41" East, a distance of 202.62 feet to a 5/8 inch iron bar -

Thence, South 01° 06' 02" East, a distance of 100.00 feet to a 5/8 inch iron bar -

Thence South $87^{\circ}25'41''$ West, a distance of 202.76 feet to the place of beginning.

Containing 0.465 acre of land more or less.

Subject to all Easements and rights of way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated February 6, 2007. On file in the County Engineer's Office.

TRACT II

Being a parcel of land situated in Dublin Township, Village of Rockford, Mercer County, Ohio, in the north half of Section 17, Township 4 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at an iron bar in a monument box at the center of said Section 17-

Thence, North 01° 01' 23" West, along the north — south half section line of said Section 17, a distance of 294.14 feet to a point. Said point being the place of beginning for the parcel of land to be conveyed by this instrument

Thence, continuing, North 01° 01' 23" West, along the last described line, a distance of 100.00 feet to a 5/8 inch iron bar -

Thence, South 87° 25' 41" West, a distance of 97.36 feet to a 5/8 inch iron bar -

Thence, South 01° 01' 23" East, a distance of 100.00 feet to a 5/8 inch iron bar -

Thence, North 87° 25' 41" East, a distance of 97.36 feet to the place of beginning. Containing 0.223 acre of land, more or less.

Subject to all easements and rights of way of record. Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated February 6, 2007. On file in the County Engineer's Office.

Prior Reference: Instrument #201400001735, Instrument #20070000443, and Volume 208, Page 820 of the Deed Records of Mercer County, Ohio.

Parcel No. 07-034000.0100 (0.654 A) MAPNO. 02-17-100-013
Parcel No. 08-058300.0000 (1.371 A) MAPNO 01-17-257-001

By reason of the death of said Thomas W. Rogers, the joint interest with right of survivorship of Barbara J. Rogers has risen to present enjoyment.

This Affidavit is executed to enable the Auditor of MERCER County to transfer the ownership of said real property upon the Auditor's Tax List into the name of the present owner, and out of the name of the deceased joint tenant with right of survivorship. A copy of the Death Certificate of THOMAS W. ROGERS is attached hereto as Exhibit "A" and is made a part hereof.

Signature of Witness #1

Barbara J. Rogers

Printed Name of Witness #1

Signature of Witness #2

Kimberly A. Anthony Printed Namel of Witness #2 BE IT REMEMBERED, That before me, a Notary Public in and for said County and State, personally appeared the said Affiant who acknowledges that said Affiant did sign the foregoing instrument and that the same is said Affiant's free act and deed. Sworn to before me and subscribed in my presence this January of Colour, 2016.

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



This instrument prepared by: Gary L. Flinn of Gary L. Flinn Co., L.P.A., located at 429 Memorial Drive, Greenville, Ohio 45331 at the specific request of, and based solely upon information supplied by one or more of the parties to this instrument. The drafter assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided, and makes no assertions with respect to liens which may be against the property, and the parties hereto signify assent to this Disclaimer by the execution and acceptance of this instrument.

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COPY OF THE INCOME ON FILE WITH
THE ONIO DEPARTMENT OF HEALTH

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Manylote Samuel Marylod Saith, local registrar Conce of vital statistics VILLESS: 17 SIGNATURE & SEAL