

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 19 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 19 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 129.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

K.P.
Deputy Aud. Date

12-19-16

SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS, THAT MARLENE S. HENKLE, unmarried adult, the GRANTOR, in consideration of One Dollar (\$1.00) and other valuable considerations to her in hand paid by ROMONA K. CARVER and KEVIN J. CARVER, the GRANTEES, whose tax mailing address is 3445 Zephyr Drive, Dayton, Ohio 45414, does hereby Grant, Bargain, Sell, and Convey to the said GRANTEES, ROMONA K. CARVER and KEVIN J. CARVER, for their joint lives, remainder over in fee simple to the survivor of them, the following described real estate, situate in the Village of Rockford, County of Mercer and State of Ohio, to-wit:

Being a Forty-eight Hundredths (0.48) of an acre tract of land located in Out-Lot Nineteen (19) of the Village of Rockford, Ohio, and more definitely described as follows, to-wit:

Beginning at a point in the center line of the old St. Marys and Ft. Wayne Road, a Sixteen (16) foot concrete highway now known as U.S. Route 33, South 57° 30' East a distance of One Thousand Three Hundred Thirty-five and Twelve Hundredths (1,335.12) feet from the intersection of the center line of said Route 33 and the West corporation line of Rockford, Ohio; thence North 32° 14' East, a distance of Thirty-nine (39) feet to concrete monument set on the North right-of-way line of U.S. 33; thence North 32° 14' East, a distance of Two Hundred Ninety-six and Eighty-one Hundredths (296.81) feet to an iron pipe; thence South 0° 03' West, a distance of One Hundred Thirty-four and Seventy Hundredths (134.70) feet to an iron survey stake; thence South 31 ° 47' West, a distance of One Hundred Eighty-two and Eighty-seven Hundredths (182.87) feet to an iron survey stake set on the North right-of-way line of U.S. 33; thence South 31 ° 47' West, a distance of Thirty-nine (39) feet to a point in the center line of the Old St. Marys and Ft. Wayne Road; thence North 57° 30' West along said center line a distance of Seventy-three and Thirty-eight Hundredths (73.38) feet to the place of beginning. Containing Forty-eight Hundredths (0.48) of an acre, more or less.

LESS AND EXCEPTING THEREFROM the following tract of land:

Being a certain tract of land located in Out-Lot Nineteen (19) in the Village of Rockford, Ohio, as shown on the plat of a survey dated September 27, 1971, made by B.R. Gebhart, Registered Surveyor #3909, and to which plat reference is hereby made for a more definite description.

Beginning for reference at a Point, "Y" in the center line of the old St. Marys-Ft. Wayne Road, a Sixteen (16) foot concrete pavement now known as U.S. Route 33, a distance of One Thousand Three Hundred Thirty-five and Twelve Hundredths (1,335.12) feet South 57° 30' East from the intersection of said center line of U.S. Route 33 and the West corporation line of the Village of Rockford, Ohio; thence North 32° 14' East, a distance of One Hundred Forty-eight and Sixty-five Hundredths (148.65) feet to a patented iron survey stake, point "A", THIS BEING THE TRUE PLACE OF BEGINNING FOR THIS EXCEPTION: thence continuing North 32° 14' East a distance of One Hundred Eighty-seven and Sixteen Hundredths (187.16) feet to an existing iron pipe, point "B"; thence South 0° 03' West a distance of One Hundred Thirty-four and Seventy Hundredths (134.70) feet to a patented iron survey stake, point "C"; thence South 31 ° 47' West, a distance of Seventy-one (71.00) feet to a patented iron survey stake, point "D"; thence North 59° 28' West a distance of Seventy-two and Thirty-three Hundredths (72.33) feet to point "A", the

true place of beginning. Containing Twenty-one Hundredths (0.21) of an acre of land, more or less.

Containing after said EXCEPTION, Twenty-seven Hundredths (0.27) of an acre of land, more or less.

Tax Parcel No. 08-055900.0000

Tax Map No. 02-17-201-004

Prior Transfer: Vol. OR 177, Page 2535

and all the estate, right, title, and interest of the said GRANTOR in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said GRANTEES, for their joint lives, remainder over in fee simple to the survivor of them.

And the said GRANTOR, MARLENE S. HENKLE, does hereby covenant and warrant that the title so conveyed is clear, free, and unincumbered, and that she will defend the same against all lawful claims of all persons whomsoever.

Grantors release all rights of dower therein, if any.

WITNESS my hand this 15 day of December, 2016.


MARLENE S. HENKLE

STATE OF OHIO:

COUNTY OF Mercer: SS:

On this 15 day of December, A.D., 2016, before me a Notary Public in and for said County, personally came MARLENE S. HENKLE, the GRANTOR in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.




-Notary Public
RYAN R. SIPE
Notary Public, State of Ohio
My Commission Expires June 4, 2017

This instrument prepared by:
Attorney Charles F. Koch
KOCH LAW OFFICES
106 West Main Street
Van Wert, Ohio, 45891