

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 09 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JAN 09 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>02</sup>840  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

Kr 1-9-17  
Deputy Aud. Date

## SURVIVORSHIP DEED

### Know All Persons By These Presents

That, **Charles D. Hughes and Lynette M. Hughes, husband and wife**, for valuable consideration paid, grants with general warranty covenants, to

**Ryan Edward Guggenbiller and Mary Beth Guggenbiller, husband and wife,**  
for their joint lives, remainder to the survivor of them

whose tax mailing address is 4408 Kuhn Road, Celina, Ohio 45822, the following real property:

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

Being a parcel of land situated in Butler Township, Mercer County, Ohio, and in the northeast quarter of Section 16, Township 6 South, Range 2 East, being more particularly described as follows:

Commencing at a cornerstone at the northeast corner of said Section 16;

Thence N 88° 44' 24" W, 639.86 feet along the north line of the northeast quarter of said Section 16, and also being the centerline of Kuhn Road to a P.K. nail found, being the Point of Beginning;

Thence S 01° 41' 10" W, 362.10 feet and passing through an iron pin found at 30.00 feet to an iron pin with cap set;

Thence N 88° 44' 24" W, 195.80 feet to an iron pin with cap set;

Thence N 01° 15' 36" E, 362.09 feet and passing through an iron pin with cap set at 342.09 feet to a MAG nail set;

Thence S 88° 44' 24" E, 198.49 feet along the north line of the northeast quarter of said Section 16, and also being the centerline of Kuhn Road to the Point of Beginning, containing 1.639 acres of land more or less, subject to all valid easements and right-of-way, and subject to all covenants and restrictions of record.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated November 14, 2005, on file in the County Engineer's Office.

Minor Subdivision Map recorded in Instrument #200600003140, Mercer County Recorder's Records.

Subject to the Covenants and Restrictions set forth in Instrument #200600003140, Mercer County Recorder's Records.

Tax Parcel I.D. #03-004000.0200 / Tax Map #08-16-200-~~089~~  
009

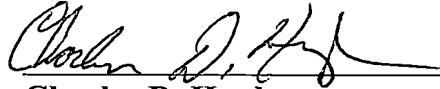
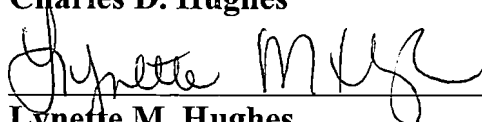
Prior Instrument Reference: Instrument #200600003140, Mercer County Recorder's Records.

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

MINOR SUBDIVISION

And for valuable consideration **Charles D. Hughes and Lynette M. Hughes, 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: 12/29/16

  
\_\_\_\_\_  
**Charles D. Hughes**  
  
\_\_\_\_\_  
**Lynette M. Hughes**

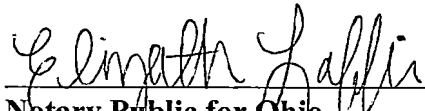
**STATE OF OHIO - COUNTY OF MERCER - ss:**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Charles D. Hughes and Lynette M. Hughes, 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 set my hand and official seal at Celina, **Mercer County, Ohio**, this 29 day of December, A.D. 2016.



**ELIZABETH LAFFIN**  
Notary Public • State of Ohio  
My Commission Expires:  
November 2, 2020  
Recorded in Mercer County

  
\_\_\_\_\_  
**Notary Public for Ohio**  
My Commission Expires: 11/02/2020