

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 20 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 20 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 227.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 1/20/2017
Deputy Aud. Date

SURVIVORSHIP DEED

Know All Persons By These Presents

That, Karen S. Schneitman, an unmarried woman, for valuable consideration paid, grants with general warranty covenants, to

**Dean A. Dearth and Julie M. Dearth, husband and wife,
for their joint lives, remainder to the survivor of them**

whose tax mailing address is 7696 State Route 219, Celina, Ohio 45822, the following real property:

Situated in the **TOWNSHIP of FRANKLIN, COUNTY of MERCER, and STATE of OHIO:**

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the North half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing for reference at the cornerstone at the center of said Section 22; thence, North 88° 33' 39" West, along the North line of the Southwest Quarter of said Section 22 and the centerline of State Route 219, a distance of Five Hundred Forty-four and 20/100 (544.20) feet to a spindle. Said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence, continuing, North 88° 33' 39" West, along the last described line, a distance of One Hundred Fifty (150.00) feet to a spindle; thence, South 01° 07' 34" West, a distance of Three Hundred Twenty and 41/100 (320.41) feet to a 5/8 inch iron bar; thence, South 88° 33' 39" East, a distance of One Hundred Fifty (150.00) feet to a 5/8 inch iron bar; thence, North 01° 07' 34" East, a distance of Three Hundred Twenty and 41/100 (320.41) feet to the place of beginning.

Containing 1.103 acres of land, more or less.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated March 13, 2000, on file in the County Engineer's Office.

Minor Subdivision Map filed of record in Official Record Volume 111, Page 696, Mercer County Recorder's Records.

Tax Parcel I.D. #09-080200.0300 / Tax Map #09-22-327-013

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

Prior Instrument Reference: Official Record Volume 111, Page 695, and Official Record Volume 184, Page 2016, Mercer County Recorder's Records.

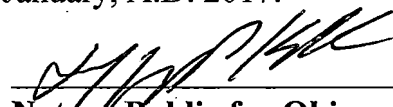
Dated: January 20, 2017


Karen S. Schneitman

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Karen S. Schneitman, an unmarried woman**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 20th day of January, A.D. 2017.


Notary Public for Ohio
My Commission: INDEFINITE

Jeffrey P. Knapke-Attorney at Law
Notary Public-State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

SEAL

This instrument prepared by: Knapke Law Office, LLC, 115 N. Walnut St., Celina, OH 45822
At Request of: Century 21 Master Key Realty, 909 N. Main St., Celina, OH 45822