

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 26 2017

MERCER COUNTY
TAX MAP DEPARTMENT

~~Exemption paragraph~~, conveyance Fee 1113⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

Kp 1-26-17
Deputy Aud. Date

TRANSFERRED

JAN 26 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS, THAT ANDREW W. ROGERS and MICHELLE L. ROGERS, husband and wife, both adults, the GRANTORS, of Mercer County, Ohio, in consideration of One Dollar (\$1.00) and other valuable considerations to them in hand paid by CHARLES D. HUGHES and LYNETTE M. HUGHES, the GRANTEES, whose tax mailing address is 11412 Stover Road, Rockford, Ohio 45882, do hereby Grant, Bargain, Sell, and Convey to the said GRANTEES, CHARLES D. HUGHES and LYNETTE M. HUGHES, for their joint lives, remainder over in fee simple to the survivor of them, the following described real estate, situate in the Township of Blackcreek, County of Mercer and State of Ohio, to-wit:

Being a parcel of land situated in Blackcreek Township, Mercer County, Ohio, in the east half of the northwest quarter of Section 24, Township 4 South, Range 1 East. Being more particularly described as follows:

Commencing for reference at a railroad date nail at the northwest corner of the east half of the northwest quarter of said Section 24-

Thence, South, along the west line of the east half of the northwest quarter of said Section 24 and the centerline of Stover Road, a distance of 769.09 feet to a spindle set. Said point being the place of beginning for the parcel of land to be conveyed by this instrument-

Thence, continuing, South, along the last described line, a distance of 431.57 feet to a spindle set-

Thence, East, a distance of 212.37 feet to a 5/8 inch iron bar set-

Thence, North, a distance of 431.57 feet to a 5/8 inch iron bar set-

Thence, West, a distance of 212.37 feet to the place of beginning.

Containing 2.104 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 May 9, 2003. On file in the County Engineer's Office.

Tax Parcel No. 01-031800.0100

Tax Map No. 01-24-100-006

Prior Transfer: Vol. OR 172, Page 268

MINOR SUBDIVISION

and all the estate, right, title, and interest of the said GRANTORS 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 GRANTORS, ANDREW W. ROGERS and MICHELLE L. ROGERS, do hereby covenant and warrant that the title so conveyed is clear, free, and unincumbered, and that they 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 20 day of January, 2017.


ANDREW W. ROGERS


MICHELLE L. ROGERS

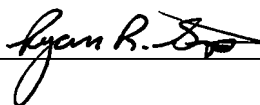
STATE OF OHIO:
COUNTY OF MERCER: SS:

On this 20 day of January, A.D., 2017, before me a Notary Public in and for said County, personally came ANDREW W. ROGERS and MICHELLE L. ROGERS, the GRANTORS in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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



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



-Notary Public

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