

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

FEB 07 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

FEB 07 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 329<sup>00</sup>  
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 2-7-17  
Deputy Aud. Date

## SURVIVORSHIP DEED

### KNOW ALL PERSONS BY THESE PRESENTS

**That, John B. Tatum and Deborah L. Tatum, husband and wife**, for valuable consideration, paid, grants, with general warranty covenants, to

**Richard D. Blanchard and Rebecca A. Blanchard, husband and wife,**  
**for their joint lives, remainder to the survivor of them**

whose tax mailing address is 5405 Karafit Road, Celina, Ohio 45822, the following real property:

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

Being all of Lot Number Twenty (20) in Lakes Subdivision on Grand Lake as same is set forth on the recorded plat thereof in Plat Cabinet 7, Page 1, in the Recorder's Office of Mercer County, Ohio, subject to all easements and restrictions of record imposed thereon and the zoning regulations of Franklin Township.

ALSO:

Being part of Lakes Subdivision (Plat Book 7, Page 1) situated in Franklin Township, Mercer County, Ohio, and in the northeast quarter of Section 20, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing at an iron pin with cap set at the northeast corner of lot number 1 of Lakes Subdivision;

Thence S 01° 21' 29" W, 165.00 feet to an iron pin with cap set as the Point of Beginning;

Thence continuing S 01° 21' 29" W, 15.00 feet to a point at the northeast corner of lot number 20 of Lakes Subdivision;

Thence N 88° 38' 31" W, 44.86 feet along the north line of said lot number 20 to a point;

Thence N 02° 40' 51" E, 15.00 feet to a point;

Thence S 88° 38' 31" E, 44.51 feet to the Point of Beginning containing 0.015 acres of land more or less.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated November 24, 2007.

Tax Parcel I.D. #09-024500.0000 / Tax Map #09-20-230-022

Prior Instrument Reference: Official Record Volume 199, Page 1050, and Instrument #200800000129, 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.

And for valuable consideration **John B. Tatum and Deborah L. Tatum, 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: 2-7-17

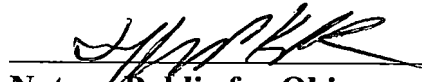
  
\_\_\_\_\_  
John B. Tatum

  
\_\_\_\_\_  
Deborah L. Tatum

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

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **John B. Tatum and Deborah L. Tatum, 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 7<sup>th</sup> day of February, A.D. 2017.

  
\_\_\_\_\_  
Notary Public for Ohio  
My Commission:

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

SEAL