

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 09 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 09 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 416.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP 5-8-17
Deputy Aud. Date

SURVIVORSHIP DEED

Cameron J. Smith, *an unmarried man, of Mercer County, Ohio, the Grantor, for valuable consideration paid, grants with general warranty covenants* Randall K. Bruns and Roseann A. Bruns *for their joint lives, remainder to the survivor of them, whose tax mailing address is* 5360 US Route 127, Celina, Ohio 45822 *the following REAL PROPERTY:*

Situated in the Township of Butler, County of Mercer, and State of Ohio, to-wit:

Being a 0.759 acre tract located in the East half of the Northeast quarter of Section 24, Town 6 South, Range 2 East, Butler Township, Mercer County, Ohio, and described as follows:

Commencing at a fence post found at the East quarter post of the Northeast quarter of Section 24;

Thence South 89°08'16" West along the North line of the Southeast quarter of the Northeast quarter of said section, a distance of seven hundred eighty-eight and seventy-seven feet (788.77') to an Iron Pin found;

Thence South 62°28'46" West a distance of thirty and zero hundredths feet (30.00') to an Iron Pin set for the TRUE POINT OF BEGINNING;

Thence continuing South 62°28'46" West a distance of three hundred thirty-eight and seventy-two hundredths feet (338.72') to an Iron Pin found on the East Right of Way Line of State Route 127 passing at two hundred thirty-two and sixty-seven hundredths feet (232.67') an Iron Pin found;

Thence North 27°32'37" West along the East Right of Way Line of State Route 127, a distance of one hundred twenty and zero hundredths feet (120.00') to an Iron Pin set;

Thence North 62°28'46" East a distance of one hundred eighty-seven and zero hundredths feet (187.00') to an Iron Pin set passing at one hundred twenty-nine and seventy-three hundredths feet (129.73') an Iron Pin set;

Thence South 84°05'14" East a distance of one hundred eighty-one and eighty-five hundredths feet (181.85') to an Iron Pin set;

Thence South 27°31'14" East a distance of nineteen and eighty-one hundredths feet (19.81') to the TRUE POINT OF BEGINNING, containing 0.759 acres of land more or less.

Also being part of Lot #1 of Oliger Allotment recorded in Plat Book 4, Page 49.

Description is based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in October 2003, and is on file with the Mercer County Engineer's Office.

Parcel #: 02-008800.0100

Tax map #: 08-24-277-001

Taxes to be prorated to day of closing.

Prior deed reference: Instrument 201400004084 Official Deed Records of Mercer County Ohio.

In Witness Whereof, the said Cameron J. Smith has hereunder set his hand this 8 day May, 2017

Witness his hand this 8 day of May, 2017.

Cameron J. Smith
Cameron J. Smith

State of Ohio
County of Mercer

BE IT REMEMBERED, that on this 8 day of May, 2017 before me the subscriber, a NOTARY PUBLIC, in and for said county personally appeared Cameron J. Smith, an unmarried man, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid



KAREN TESTER
Notary Public - State of Ohio
My Commission Expires
01-30-2021
Recorded in Mercer County

Karen Tester
Notary Public

This instrument was prepared by: Matthew L. Gilmore, Attorney at Law, Gilmore and Delzeith Co., LPA,
118 West Market Street, Celina, Ohio, 45822 (419) 586-8120