

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 19 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAY 19 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 343<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 5-19-17  
Deputy Aud. Date

## SURVIVORSHIP DEED

### Know All Persons By These Presents

That, Gary Evilsizor aka Gary E. Evilsizor, a married man, for valuable consideration paid, grants with general warranty covenants, to

Mark J. Funk and Cindy Funk, husband and wife,  
for their joint lives, remainder to the survivor of them

whose tax mailing address is 870 East Pleasant Valley Road, Independence, Ohio 44131-5611, the following real property:

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

Lot Number Eleven (11) of Lees Subdivision of Lee's Landing, being a part of the Northwest quarter of the Northwest quarter of Section Twenty-three (23), Town 6 South, Range 3 East, and as same appears in Plat Book 6, Page 12, of the Mercer County, Ohio, Records of Plats.

ALSO: Being a flat triangular parcel of land off of the north side of Lot Number Twelve (12) of Lees Subdivision of Lee's Landing, being a part of the northwest quarter of the northwest quarter of Section Twenty-three (23), Town Six (6) South, Range Three (3) East, as said lot appears in Plat Book 6, Page 12, of the Mercer County, Ohio, Records of Plats, said triangular parcel being more particularly described and illustrated as follows:

Beginning at the northeast corner of said Lot Number Twelve (12); thence in a westerly direction a distance of 41 feet to a point 4 feet south of the north line of said Lot Number Twelve (12); thence continuing in a westerly direction from said point to the northwest corner of Lot Number Twelve (12); thence easterly following the north line of said Lot Twelve (12) a distance of 112.05 feet to the place of beginning, containing 0.005 acres, more or less.

Said conveyance is subject to all restrictions and conditions of record.

ALSO: Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the west half of the northwest quarter of Section 23, Township 6 South, Range 3 East. Being more particularly described as follows:

Beginning at a point at the southeast corner of Lot Number 11 of Lee's Subdivision of Lee's Landing; thence, South 89° 01' 59" East, a distance of 63.07 feet to a point; thence, North 21° 45' 10" West, a distance of 45.73 feet to a point; thence, North 25° 56' 37" West, a distance of 7.51 feet to a point; thence, North 89° 01' 59" West, a distance of 52.58 feet to a point; thence, South 11° 14' 03" East, a distance of 50.00 feet to the place of beginning.

Containing 0.065 acre 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 April 11, 2003. On file in the County Engineer's Office.

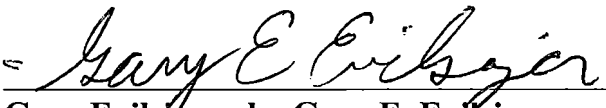
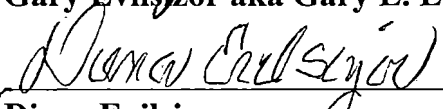
Tax Parcel I.D. #09-102600.0000 / Tax Map #09-23-104-008

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: Deed Volume 334, Page 313, Official Record Volume 54, Page 435, Official Record Volume 165, Page 899, Mercer County Recorder's Records.

And for valuable consideration **Gary Evilsizor aka Gary E. Evilsizor, a married man, and Diena Evilsizor, his 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: May 19, 2017**

  
\_\_\_\_\_  
**Gary Evilsizor aka Gary E. Evilsizor**  
  
\_\_\_\_\_  
**Diena Evilsizor**

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

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Gary Evilsizor aka Gary E. Evilsizor, a married man, and Diena Evilsizor, his 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 19<sup>th</sup> day of May, 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 **HER Realtors, 1501 S US Highway 68, Urbana, OH 43078**