

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 02 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 02 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 462.00
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
Deputy Aud. Date

6-2-17

SURVIVORSHIP DEED

David A. Beams, *a married man, of Mercer County, Ohio, the Grantor, for valuable consideration paid, grants with general warranty covenants* Darin J. Knapke and Megan L. Preuit *for their joint lives, remainder to the survivor of them, whose tax mailing address is* 5250 US Route 33, Rockford, Ohio 45882 *the following REAL PROPERTY:*

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

PARCEL ONE:

Being a part of the Southeast corner of the East one half of the Northwest quarter of Section 26, Town 4 South, Range 2 Eat, and more particularly described as follows:

Beginning at the Southeast corner of the East one half of the Northwest quarter of Section 26, Town and Range aforesaid as the place of beginning; thence West on and along the half section line 170.00 feet to point; thence North 270.00 feet to a point in the center of State Route 33; thence in a Southeasterly direction on and along the center of State Route 33 to the point where said State Route 33 intersects the North-South half section line of Section 26; thence South on and along the half section line 183.00 feet to the place of beginning, and containing 1.00 acre of land, more or less.

PARCEL TWO:

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, in the Northeast quarter of the Southwest quarter of Section 26, Township 4 South, Range 2 East, being more particularly described as follows:

Beginning at a 5/8 inch iron bar at the center of said Section 26; thence South along the East line of said Southwest quarter of Section 26, a distance of 256.24 feet to a 5/8 inch iron bar; thence North 89°56'20" West, a distance of 170.00 feet to a 5/8 inch iron bar; thence North a distance of 256.24 feet to a 5/8 inch iron bar in the North line of said quarter section; thence South 89°56'20" East along said North line of the Southwest quarter of Section 26, a distance of 170.00 feet to the place of beginning, containing 1.00 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 Gordon L. Geeslin, Registered Surveyor 5372, dated June 1981, on file in the County Engineer's Office.

Containing in both above described parcels of real estate 2.0 acres of land more or less.

Parcel #: 07-051500.0000


Tax map #: 02-26-300-005

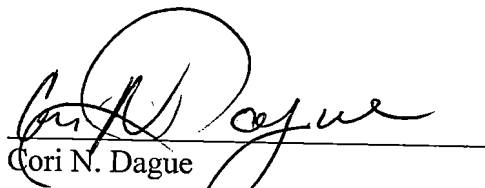
Prior deed reference: Instrument 201300002040^{TW} Official Deed Records of Mercer County Ohio.

Cori N. Dague, spouse of Grantor, hereby releases all rights and claims of dower.

In Witness Whereof, the said David A. Beams and Cori N. Dague have hereunder set their hands this 1 day of June, 2017

Witness their hands this 1 day of June, 2017.


David A. Beams


Cori N. Dague

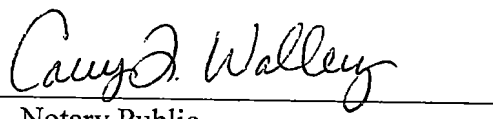
State of Ohio
County of Mercer

BE IT REMEMBERED, that on this 1 day of JUNE, 2017 before me the subscriber, a NOTARY PUBLIC, in and for said county, personally appeared David A. Beams and Cori N. Dague, husband and wife, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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



CAREY L. WALLEY
Notary Public • State of Ohio
My Commission Expires:
October 10, 2021
Recorded in Mercer County


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 without benefit of title search.