

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUN 05 2017


MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JUN 05 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 42.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

 6/5/17  
Deputy Aud Date

# Know All Men by These Presents:

(Joint and Survivorship Deed)

**THAT Frederick F. Riethman and Nancy A. Riethman, husband and wife,** of Mercer County, Ohio

for valuable consideration paid, *Grant With General Warranty Covenants To*

**Dominic J. Leugers and Brianna C. Buschur**  
**for their joint lives, remainder to the survivor of them**  
**whose tax mailing address 3321 State Route 118, St. Henry, Ohio 45883**

the following described real estate:

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

Commencing at the southeast corner of Section 9, Town 7 South, Range 2 East, Butler Township, Mercer County, Ohio, said corner being defined by a nail found on the centerline of State Route 118, also being the east line of Section 9; thence North 01°51'00" East, eight hundred seventy-five and twelve hundredths (875.12) feet to a nail set as the point of beginning; thence North 88°27'25" West, three hundred twenty-four and sixty-one hundredths (324.61) feet to a point and passing thru iron pins set at: forty (40.00) feet, one hundred eighty-three and forty hundredths (183.40) feet, and two hundred twelve and seventy-six hundredths (212.76) feet; thence North 01°5'00" East, one hundred fifty-three and five hundredths (153.05) feet to a point; thence South 88°26'05" East, three hundred twenty-four and sixty-one hundredths (324.61) feet to a nail set on the east line of Section 9, also being the centerline of State Route 118, and passing thru iron pins set at: one hundred thirteen and eighty-three hundredths (113.83) feet, one hundred thirty-six and ninety-four hundredths (136.94) feet, and two hundred eighty-four and sixty-one hundredths (284.61) feet; thence South 01°51'00" West, along the east line of Section 9, one hundred fifty-two and ninety-three hundredths (152.93) feet to the place of beginning.

**The afore described parcel contains one and one hundred forty thousandths (1.140) acres, more or less,** subject to all roadways and easements of record, is part of the lands described in Deed Volume 286, Page 109, and is shown as Parcel No. 2 on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from east line of Section 9, established as South 01°51'00" west on previous surveys. This description was prepared by Roy F. Thompson, Jr., Reg. Surveyor #5379.

Minor Subdivision recorded at Volume 320, Page 455, Mercer County Deed Records.

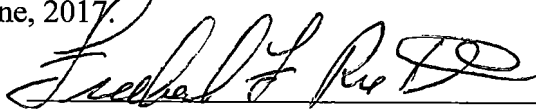
Deed Reference: Volume OR173, Page 1452, Mercer County Official Records.


Tax ID #03-064800.0200  
Tax Map #11-09-200-004

Real estate taxes and assessment shall be prorated to date of closing.

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, **Dominic J. Leugers and Brianna C. Buschur**, their heirs and assigns forever. And the said Grantor, **Frederick F. Riethman and Nancy A. Riethman**, do hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Frederick F. Riethman and Nancy A. Riethman, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 5th day of June, 2017.

  
Frederick F. Riethman

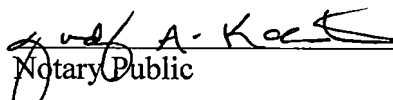
  
Nancy A. Riethman

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 5th day of June, 2017, before me, the subscriber, a notary public in and for said State, personally came **Frederick F. Riethman and Nancy Riethman, 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 official seal on the day and year last aforesaid.



  
Notary Public  
JUDY A. KOESTERS, Atty. At Law  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Has No Expiration Date  
Section 147.03 O.R.C.