

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. 560<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 6-5-17  
Deputy Aud. Date

# Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Nancy Riethman, Successor Trustee of the William J. Benanzer Revocable Trust Agreement dated July 15, 1993, of Mercer County, Ohio

for valuable consideration paid, *Grants 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 set on the centerline of State Route 118, also being the east line of Section 9; thence North 01°51'00" East, along the east line of Section 9, also being the centerline of State Route 118, Seven Hundred (700.00) feet to a nail set as the place of beginning; thence continuing North 01°51'00" East along the east line of Section 9, One Hundred Seventy-five and Twelve Hundredths (175.12) feet to nail set; 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 South 01°51'00" West, One Hundred Seventy-four and Fifteen Hundredths (174.15) feet to a point; thence South 88°17'00" East, Three Hundred Twenty-four and Sixty-one Hundredths (324.61) feet to the place of beginning, and passing thru iron pins set at: Sixty-seven and Eighty-eight Hundredths (67.88) feet, Eighty-six and Thirty-nine Hundredths (86.39) feet, and Two Hundred Eighty-four and Sixty-one Hundredths (284.61) feet.

The afore described parcel contains **One and Three Hundred One Thousandths (1.301) 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. 3 on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the east line of Section 9, established as North 01°51'00" East on previous surveys.

This description was prepared by Roy F. Thompson Jr., Reg. Sur. 5379.

Minor Subdivision recorded in Deed Volume 320, page 455.

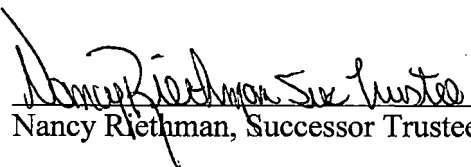
Deed Reference: Volume 325, Page 631 and Instrument #200800006665, Mercer  
County Recorder's Office

Tax ID #03-064800.0300  
Tax Map #11-09-200-005

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

And all the *Estate, Right, Title and Interest* of the said Grantor 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, **Nancy Riethman, Successor Trustee**, does hereby *Covenant and*  
*Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that she will *Defend*  
the same against all lawful claims of all persons whomsoever.

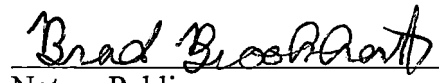
IN WITNESS WHEREOF, the said **Nancy Riethman, Successor Trustee of the**  
**William J. Benanzer Revocable Trust Agreement dated July 15, 1993**, has hereunto set her  
hand on this 31 day of May, 2017.

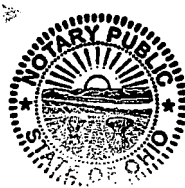
  
Nancy Riethman, Successor Trustee

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 31<sup>st</sup> day of May, 2017, before me, the  
subscriber, a notary public in and for said State, personally came **Nancy Riethman, Successor**  
**Trustee of the William J. Benanzer Revocable Trust Agreement dated July 15, 1993**, the  
Grantor in the foregoing deed, and acknowledged the signing thereof to be her 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



**BRAD BROOKHART**  
Notary Public, State of Ohio  
My Commission Expires Sept. 29, 2018