

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 24 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

941.50  
~~Exemption paragraph~~, conveyance Fee \_\_\_\_\_  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

Deputy Aud. Date

**TRANSFERRED**

JUL 24 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

## SURVIVORSHIP DEED

DENNIS B. MEYER and BARBARA A. MEYER, husband and wife, of Auglaize County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to RANDALL E. GRAPNER and CINDY J. GRAPNER, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 5449 Cincy Road, Celina, Ohio 45822, the following **REAL PROPERTY**:

### TRACT I:

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

Being all of Lots Numbered Fifteen (15) and Sixteen (16) of Dorsten's Club Island Addition, as shown on the recorded plat thereof, and any real estate between the North Boundary line of said lots and the Raudabaugh survey line, subject to all restrictions, conditions, easements, reservations and privileges of record as the same are set forth in either the recorded plat or in prior conveyance for this real estate. Located in Section 23, Franklin Township, Mercer County, Ohio.

### TRACT II:

The following parcel of land is part of Grand Lake St. Marys. It is situated in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section 23, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, more particularly described as follows:

Commencing at an Iron Pin found in a concrete monument at the Southwest corner of Lot Number 1 in Dorstens Club Island Subdivision;

Thence South 76° 52' 30" East along the North Line of Cincy Road 700.00' to a set Number 5 rebar;

Thence North 13° 07' 30" East, 130.42' to a set Number 5 rebar, said Number 5 rebar being the POINT OF BEGINNING;

Thence the following courses:

1. North 13° 07' 30" East, 56.60' to a point;
2. North 39° 38' 36" East, 14.55' to a point;
3. South 80° 51' 27" East, 16.65' to a point;
4. South 19° 56' 12" East, 16.35' to a point;
5. South 00° 57' 04" West, 43.96' to a point;
6. South 69° 53' 13" East, 44.38' to a point;
7. South 43° 28' 00" West, 63.83' to a set Number 5 rebar, passing over a set Number 5 rebar at 35.21';

8. North 17° 32' 20" West, 11.58' to a set Number 5 rebar;
9. North 39° 13' 00" West, 59.61' to the POINT OF BEGINNING;

The above described parcel contains 0.108 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the 1967 Grand Lake St. Marys Survey with the North line of Cincy Road being North 76° 52' 30" East.

The above description was prepared by Brad J. Core, P. S. Number 8004 and is based on an actual field survey performed on July 3, 1999 and all markers called for are in place.

Subject to any and all outstanding easements, rights, permits and right-of-way license agreements for the installation and maintenance of gas lines, water lines, sewers, telephone, telegraph and power transmission lines, which may have been granted by the Department of Natural Resources whether or not the same may be of record and subject to the retention of any and all riparian and littoral rights by the grantor, State of Ohio, and a flowage easement over the above described land.

Tax ID Number 09-089500.000

Map Number 09-23-201-001

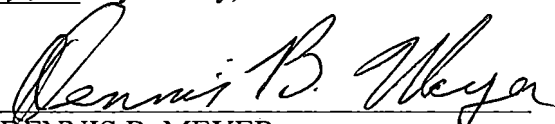
Prior Instrument Number: 201600003837

The premises is conveyed subject to, and there are hereby excepted from the General Warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways;
- (iii) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

Premises commonly known as 5449 Cincy Road, Celina Ohio 45822

IN WITNESS WHEREOF, the said Dennis B. Meyer and Barbara A. Meyer, husband and wife, the grantors, who hereby release all rights of dower therein. Witness their hands this 17<sup>th</sup> day of July, 2017.

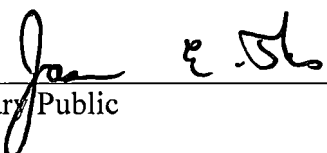
  
DENNIS B. MEYER

  
BARBARA A. MEYER

STATE OF OHIO :  
COUNTY OF AUGLAIZE : SS  
:

BE IT REMEMBERED, that on this 17<sup>th</sup> day of July, 2017, before me the subscriber, a notary public in and for said state, personally came Dennis B. Meyer and Barbara A. Meyer, husband and wife, the Grantors in the foregoing Deed who proved to me upon satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged the signing thereof to be his/her and their voluntary act and deed.

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

  
Notary Public

This instrument prepared by:  
Jason E. This  
Attorney-at-Law  
P.O. Box 42  
New Bremen, Ohio 45869



**JASON E. THIS, Attorney at Law**  
Notary Public, State of Ohio  
My Commission has no expiration date  
Sec 147 03 R.C.