

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 18 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

AUG 18 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 682.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

48 8/18/2017
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Ivo L. Scott and Leona C. Scott, husband and wife, and Ivo L. Scott and Leona C. Scott, Co-Trustees of The Scott Family Revocable Living Trust UAD August 29, 2002, of Mercer County, Ohio

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

**Adam Cron and Maria Cron, husband and wife,
for their joint lives, remainder to the survivor of them,
whose tax mailing address is 5200 Harrison Road, Celina, Ohio 45822**

the following described real estate:

Situated in the County of Mercer in the State of Ohio and in the Township of Franklin and bounded and described as follows:

Being part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-two (22), Town Six (6) South, Range Three (3) East, and more particularly described as follows:

Beginning at PK nail marking the West Quarter Post of said Section Twenty-two (22), and the centerline of S.R. No. 703; thence with the East-West Quarter Section Line of said Section Twenty-two (22) and the centerline of S. R. No. 703 South 88°37' East Two Hundred Nine and Ten-Hundredths (209.10) feet to a point marked by a Railroad spike, thence South 1°0' West Six Hundred Twenty-five (625.00) feet to a point marked by an iron pipe; thence North 88°37' West Two Hundred Nine and Ten Hundredths (209.10) feet to a point marked by a Railroad spike, said point being on the West line of said Section Twenty-two (22) and the centerline of Harrison Road; thence with the West line of said Section Twenty-two (22) and the centerline of Harrison Road North 1°0' East Six Hundred Twenty-five (625.00) feet to the place of beginning. **With said tract containing Three (3.00) acres, more or less.**

The above description is the result of a survey by James B. Uhlenhake, Registered Surveyor No. 5622.

Decedent acquired title to the above-described premises through a Deed recorded in Volume 109, Page 22 of the Deed Records of Mercer County, Ohio.

EXCEPTING: Situate in the Township of Franklin, County of Mercer and State of Ohio:

Being part of a 3.000 acre tract located in the Southwest quarter of Section 22, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and described as follows:

Commencing at a P.K. Nail marking the West quarter post of Section 22 being the True Point of Beginning: thence South 88°31'35" East along the quarter section line and approximate centerline of State Route 219 a distance of Two Hundred Nine and Ten

Hundredths feet (209.10') to a P.K. Nail; thence South 01°05'11" West along the East line of said 3.000 acre tract a distance of Two Hundred Eight and Thirty-three Hundredths feet (208.33') to an iron pin; thence North 88°31'35" West a distance of Two Hundred Nine and Ten Hundredths feet (209.10') to a P.K. Nail; thence North 01°05'11" East along the West section line and approximate centerline of Harrison Road a distance of Two Hundred Eight and Thirty-three hundredths feet (208.33') to the True Point of Beginning. **Containing 1.000 acres of land, more or less.**

Said tract being subject to all highway and any other easements or restrictions of record.

Description based on a survey by Eric C. Thomas, Registered Surveyor No. 7236 in May, 2001, and is on file with the Mercer County Engineer's Office.

Subject to an easement along the east line of said parcel which is hereby reserved by the grantors, their successors and assigns, for the maintenance of the existing gas line that services the property adjoining to the south.

Deed Reference: Instrument #200200008306, Mercer County Recorder's Office.

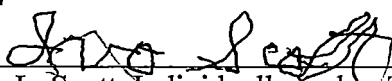
Tax ID #09-080700.0100

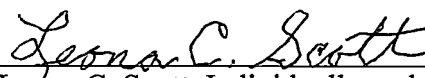
Tax Map #09-22-301-002

Real estate taxes and assessments 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, **Adam Cron and Maria Cron**, their heirs and assigns forever. And the said Grantors, **Ivo L. Scott and Leona C. Scott, husband and wife, and Ivo L. Scott and Leona C. Scott, Co-Trustees**, 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 **Ivo L. Scott and Leona C. Scott, husband and wife, and Ivo L. Scott and Leona C. Scott, Co-Trustees of The Scott Family Revocable Living Trust UAD August 29, 2002**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 18th day of August, 2017.


Ivo L. Scott, Individually and as Trustee

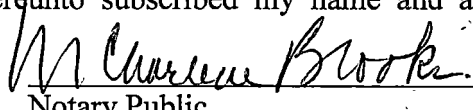
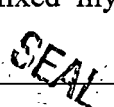

Leona C. Scott, Individually and as Trustee

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 18th day of August, 2017, before me, the subscriber, a notary public in and for said State, personally came **Ivo L. Scott and Leona C. Scott, husband and wife, and Ivo L. Scott and Leona C. Scott, Co-Trustees of The Scott Family Revocable Living Trust UAD August 29, 2002**, 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.

M CHARLENE BROOKS
Notary Public, State of Ohio
My Commission Expires Feb. 11, 2019

 
Notary Public

Instrument Prepared By: Kathryn W. Speelman, Attorney at Law, 201 E. Vine Street, Coldwater, Ohio 45828 (419) 678-2378 scott.to.cron.j&s.7.17/deeds17/pw