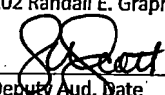


TRANSFERRED

AUG 28 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$570.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
 8/28/17
Deputy Aud. Date

~~SURVIVORSHIP DEED~~

Know All Persons By These Presents

That, Mary Runyan Davis aka Mary R. Davis, a married woman, John Philip Runyan, an unmarried man, and Valerie Collins, a married woman, for valuable consideration paid, grants with general warranty covenants, to

**Dustin J. Rutledge and Ashlee K. Rutledge, husband and wife,
for their joint lives, remainder to the survivor of them,**

whose tax mailing address is 12042 Township Line Road, Rockford, Ohio 45882, the following real property:

Situated in the **TOWNSHIP of DUBLIN, COUNTY of MERCER, and STATE of OHIO:**

Beginning at an iron rod at the Northwest corner of the Northwest Quarter of Section 18, T-4-S, R-2-E, Dublin Township, Mercer County, Ohio;

Thence N 01° 31' 20" W, along the West line of the Southwest Quarter of Section 7, Four hundred ninety-two and 31/100 (492.31) feet to a mag nail;

Thence S 88° 28' 40" E, One hundred ninety-eight and 00/100 (198.00) feet to an iron rod, passing at Twenty and 00/100 (20.00) feet an iron rod;

Thence S 01° 31' 30" W, Five hundred seven and 35/100 (507.35) feet to an iron rod;

Thence N 88° 22' 56" W, One hundred ninety-eight and 00/100 (198.00) feet to a mag nail on the West line of the Northwest Quarter of Section 18, passing at One hundred seventy-eight and 00/100 (178.00) feet an iron rod;

Thence N 01° 37' 04" E, along said West line, Fifteen and 00/100 (15.00) feet to the Place of Beginning.

Containing 2.306 acres more or less and being 0.007 acres in the Northwest Quarter of Section 18 and 0.226 acres in the Southwest Quarter of Section 7, all in Dublin Township, Mercer County, Ohio.

Minor Subdivision Map attached hereto.

Parent Tax Parcel I.D. #07-010500.0000 / Parent Tax Map #02-07-300-003
Split Tax Parcel I.D. #07-010500.0100 / Split Tax Map #02-07-300-007

Prior Instrument Reference: Official Record Volume 120, Page 593, Instrument #201700001923, and Instrument #201700003440, Mercer County Recorder's Records.

Grantors and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

And for valuable consideration **Mary Runyan Davis aka Mary R. Davis, a married woman, and Lowell Davis, her husband, John Philip Runyan, an unmarried man, and Valerie Collins, a married woman, and Paul C. Collins, her husband,** do hereby remise and release unto the said Grantees, their heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: 8/23/2017

Mary Runyan Davis
Mary Runyan Davis aka Mary R. Davis
Lowell Davis
Lowell Davis

STATE OF OHIO - COUNTY OF Merger - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Mary Runyan Davis aka Mary R. Davis, a married woman, and Lowell Davis, her husband,** who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal
this 23rd day of AUGUST, A.D. 2017.



DANIEL R. BROERING
Notary Public • State of Ohio
My Commission Expires:
July 18, 2022

Daniel R. Broering
Notary Public for Ohio
My Commission: 11-14-2020
7-18-2022

Dated: 8/18/2017

John P. Runyan
John Philip Runyan

STATE OF OHIO - COUNTY OF LORAIN - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **John Philip Runyan, an unmarried man,** who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal
this 19 day of AUGUST, A.D. 2017.



JO ANN MADISON
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
November 14, 2020

Jo Ann Madison
Notary Public for Ohio
My Commission: 11-14-2020

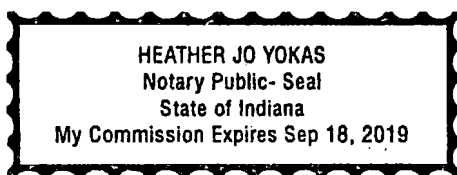
Dated: 8-12-2017

Valerie Collins
Valerie Collins
Paul C. Collins
Paul C. Collins

STATE OF Indiana - COUNTY OF Hamilton - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Valerie Collins, a married woman, and Paul C. Collins, her husband**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 12 day of August, A.D. 2017.



Heather Jo Yokas
Notary Public for Hamilton County IN
My Commission: 9-18-2019

PLAT OF SURVEY
PART OF THE SOUTHWEST QUARTER OF SECTION 7 &
PART OF THE NORTHWEST QUARTER OF SECTION 18
T-4-S, R-2-E, DUBLIN TOWNSHIP,
MERCER COUNTY, OHIO

TREY & TATANI STOBBER TRUSTEES
VOL 102, PAGE 706

S88°28'32"E CHARLEY'S RESERVE

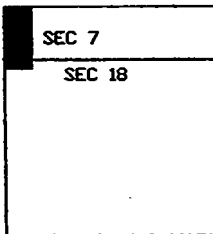
NW COR
SW FRACTIONAL QUARTER
SEC 7
SW COR
CHARLEY'S RESERVE

726.89' N. LINE SEC 7
BEARING & DISTANCE
FROM GEESLIN SURVEY

STONE REF. ON
GEESLIN SURVEY

WELLS FARGO BANK NA TRUSTEE
VOL 298, PAGE 919

LOCATION MAP

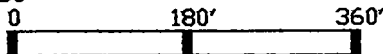


PARCEL TWO
17.795 AC

LEGEND

- IRON PIN SET
- MAG NAIL SET
- ⊙ MON. FB.
- △ STONE/IRON/MON BOX

SCALE: 1"=180'



VAUGHN DAVIS & VALERIE COLLINS
Vol.120, Page 593

BARN

WELL

HOUSE

PARCEL ONE
2.306 AC.
2.238 AC. IN SEC 7
0.068 AC. IN SEC 18

VAUGHN DAVIS & VALERIE COLLINS
Vol.120, Page 593

BEARING & DISTANCE
FROM GEESLIN SURVEY

STONE REF. ON
GEESLIN SURVEY

W. L. FOY CO., PA
120 SIBLEY STREET
Van Wert, Ohio 45891

Warren L. Foy S-6381
7/12/2017

DAVIS SURVEY

APPROVALS

BOARD OF HEALTH TWP ZONING INSPECTOR/COUNTY ENGINEER
DATE: 7-27-17 DATE: 7-24-17 DATE: 7-25-17

- NOTE: 1. THE S 01°31'20" W BEARING ON THE W. LINE OF SW 1/4, SECTION 7 IS BASED UPON THE MERCER COUNTY LOCAL DATUM
2. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS AND ALL EASEMENTS OF RECORD AT THE TIME OF RECORDING.
3. THIS SURVEY USED DATA FROM SURVEYS BY JAMES GEESLIN DATED 11/22/1985 & MIKE HOWBERT DTD 7/30/2014
4. PARCEL ONE 0.233 ACRES LIES WITHIN THE RIGHT OF WAY OF TOWNLINE ROAD.
5. PARCEL TWO 0.326 ACRES LIES WITHIN THE RIGHT OF WAY OF TOWNLINE ROAD.

Approved by Mercer County Regional
Planning Commission; No Approval or
Plat Required under R.C. 711.133; FOR
AGRICULTURAL AND PERSONAL
RECREATIONAL USE ONLY.

MINOR SUBDIVISION

Approved No Plat Required
For A Major Subdivision

PAID

JUL 27 2017

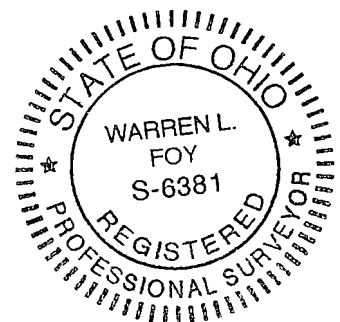
200-00-1101
MERCER COUNTY COMMISSIONERS
CELINA, OHIO

T. NASH

PAID

JUL 27 2017

Mercer Co. Health Dept.



CERTIFICATE OF SURVEY
PARCEL ONE
PART OF THE SOUTHWEST QUARTER OF SECTION 7 &
THE NORTHWEST QUARTER OF SECTION 18
T-4-S, R-2-E, DUBLIN TOWNSHIP
MERCER COUNTY, OHIO

I, Warren L. Foy, registered surveyor, do hereby certify that this description is true and correct to the best of my knowledge and belief:

DESCRIPTION: Beginning at an iron rod at the Northwest corner of the Northwest Quarter of Section 18, T-4-S, R-2-E, Dublin Township, Mercer County, Ohio;

Thence N 01° 31' 20" E, along the West line of the Southwest Quarter of Section 7, Four hundred ninety-two and 31/100 (492.31) feet to a mag nail;

Thence S 88° 28' 40" E, One hundred ninety-eight and 00/100 (198.00) feet to an iron rod, passing at Twenty and 00/100 (20.00) feet an iron rod;

Thence S 01° 31' 30" W, Five hundred seven and 64/100 (507.64) feet to an iron rod;

Thence N 88° 22' 56" W, One hundred ninety-eight and 00/100 (198.00) feet to a mag nail on the West line of the Northwest Quarter of Section 18, passing at One hundred seventy-eight and 00/100 (178.00) feet an iron rod;

Thence N 01° 37' 04" E, along said West line, Fifteen and 00/100 (15.00) feet to the Place of Beginning.

6 DB


Containing 2.30~~X~~ acres more or less and being 0.007 acres in the Northwest Quarter of Section 18 and 0.226 acres in the Southwest Quarter of Section 7, all in Dublin Township, Mercer County, Ohio.

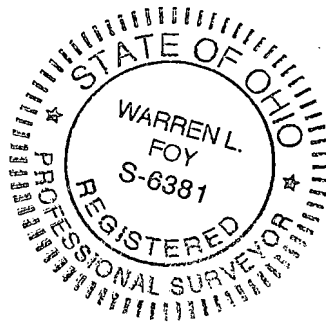
This description is subject to all easements and roadways of record.

0.233 acres lie within the right of way of the Townline Road.

All bearings for this description were turned based upon as assumed bearing of N 01° 31' 20" E, for the West line of the Southwest Quarter of Section 7 and based upon Mercer County Local Datum.

Certified this 16th Day of July, 2017


Warren L. Foy
Registered Surveyor #S-6381



CERTIFICATE OF SURVEY
PARCEL TWO
PART OF THE SOUTHWEST QUARTER OF SECTION 7
T-4-S, R-2-E, DUBLIN TOWNSHIP
MERCER COUNTY, OHIO

I, Warren L. Foy, registered surveyor, do hereby certify that this description is true and correct to the best of my knowledge and belief:

DESCRIPTION: DESCRIPTION: Commencing at an iron rod at the Southwest corner of the Southwest Quarter of Section 7, T-4-S, R-2-E, Dublin Township, Mercer County, Ohio;

Thence N 01° 31' 20" E, along the West line of the Southwest Quarter of Section 7, Four hundred ninety-two and 31/100 (492.31) feet to a mag nail for the Place of Beginning;

Thence continuing N 01° 31' 20" E, along said West line, Seven hundred nine and 12/100 (709.12) feet to an iron rod at the Northwest corner of fractional Section 7;

Thence S 88° 28' 32" E, along the North line of Fractional Section 7, Seven hundred twenty-six and 89/100 (726.89) feet to a stone;

Thence S 01° 32' 49" W, One thousand two hundred and 45/100 (1200.45) feet to a stone on the South line of Section 7;

Thence N 88° 23' 09" W, along said South line, Five hundred twenty-eight and 37/100 (528.37) feet to a point;

Thence N 01° 31' 30" E, Four hundred ninety-two and 64/100 (492.64) feet to an iron rod;

Thence N 88° 28' 40" W, One hundred ninety-eight and 00/100 (198.00) feet to the Place of Beginning, passing at One hundred seventy-eight and 00/100 (178.00) feet an iron rod;

Containing 17.795 acres more or less and being in the Southwest fractional Quarter of Section 7, Dublin Township, Mercer County, Ohio.

This description is subject to all easements and roadways of record.

0.326 acres lie within the right of way of the Townline Road.

All bearings for this description were turned based upon as assumed bearing of N 01° 31' 20" E, for the West line of the Southwest Quarter of Section 7 and based upon Mercer County Local Datum.

Certified this 16th Day of July, 2017

Warren L. Foy
Warren L. Foy
Registered Surveyor #S-6381

