

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

OCT 20 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

OCT 20 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **2058.40**  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

*KS* 10/20/2017  
Deputy Aud. Date

## SURVIVORSHIP DEED

### Know All Persons By These Presents

That, **Linda Lloyd, an unmarried woman**, for valuable consideration paid, grants  
with general warranty covenants, to

**Robert C. Kraner and Stacie L. Kraner, husband and wife,**  
**for their joint lives, remainder to the survivor of them**

whose tax mailing address is 11101 Herman Road, Rockford, Ohio 45882, the following  
real property:

#### TRACT 1:

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

Being the Northeast Quarter of the Southeast Quarter of Section 34, Township 4 South, Range 2  
East, **containing 40 acres of land, more or less**, subject to easements of record imposed  
thereon and all legal highways.

Tax Parcel I.D. #07-066600.0300 / Tax Map #02-34-400-006

#### TRACT 2:

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

Being a parcel of land situated in Dublin and Hopewell Townships, Mercer County, Ohio, and in  
the Southeast quarter of Section 34, Township 4 South, Range 2 East, and in the Northeast  
quarter of Section 3, Township 5 South, Range 2 East, being more particularly described as  
follows:

Commencing at a cornerstone at the center of the Southeast quarter of said Section 34;

thence South 88° 51' 08" East, 753.90 feet along the North line of the Southeast quarter of the Southeast quarter of said Section 34 and also being the centerline of Keopple Road to a Mag nail set as the Point of Beginning;

thence continuing South 88° 51' 08" East, 376.14 feet along the last described line to a Mag nail set;

thence South 01° 10' 00" West, 435.60 feet and passing through an iron pin with cap set at 20.00 feet to an iron pin with cap set;

thence South 88° 51' 08" East, 200.00 feet to an iron pin with cap set;

thence South 01° 10' 00" West, 889.15 feet along the East line of the Southeast quarter of the Southeast quarter of said Section 34 to an iron pin with cap set;

thence South 88° 50' 40" East, 17.16 feet along the North line of the Northeast quarter of said Section 3 to an iron pin with cap set;

thence South 01° 42' 22" West, 1,323.59 feet along the East line of the Northeast quarter of the Northeast quarter of said Section 3 to an iron pin with cap set;

thence North 88° 31' 20" West, 580.24 feet along the South line of the Northeast quarter of the Northeast quarter of said Section 3 to an iron pin with cap set;

thence North 01° 09' 13" East, 2,644.94 feet and passing through an iron pin with cap set at 2,621.31 feet to the Point of Beginning, **containing 33.319 acres of land, more or less**, of which 15.517 acres are located in said Section 34 of Dublin Township and 17.802 acres are located in said Section 3 of Hopewell Township, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated November 14, 2016, on file in the County Tax Map Office.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

SITUATE IN THE NORTHEAST QUARTER OF SECTION 3, TOWN 5S, RANGE 2E HOPEWELL TOWNSHIP, MERCER COUNTY OHIO, PART OF THOSE LANDS OWNED BY BARRY & LINDA LLOYD AS RECORDED IN INSTRUMENT NUMBER 201700000452 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a Mag Nail found at the southeast corner of the northeast quarter of Section 3 and being in the centerline of Tama Road;

Thence, with the east line of the northeast quarter of Section 3 and the east line of a 38.879 acre tract of land owned by Shively Real Estate LLC as recorded in Instrument Number 201200008032, North 01°42'22" East, 1323.39 feet to an iron pin with "Marbaugh" cap found;

Thence, with the north line of said 38.879 acre tract of land, North 88°29'45" West, 386.67 feet to an iron pin set in the center of Gordon Ditch, said iron pin marking the **True Point of Beginning** of the tract herein described;

Thence, with the north line of said 38.879 acre tract, North 88°29'45" West, 193.58 feet to an iron pin with "Marbaugh" cap found at the southeast corner of a 22.461 acre tract of land owned by B. Painter as recorded in Instrument Number 201600006185;

Thence, with the east line of said 22.461 acre tract of land, North 01°09'00" East, 525.19 feet to an iron pin set in the center of Gordon Ditch;

Thence, with new division lines and the center of Gordon Ditch the following 5 courses:

1. South 41°32'31" East, 34.43 feet;
2. South 25°16'10" East, 188.46 feet;
3. South 22°01'30" East, 133.06 feet;
4. South 06°41'45" East, 133.72 feet;
5. South 10°20'49" East, 79.10 feet to the **True Point of Beginning** containing 1.475 acre more or less containing 1.475 acres more or less and being subject to all legal rights of ways easements, agreements and restrictions of record.

Basis of bearings is based on the south line of the northeast quarter of Section 3 and the centerline of Tama Road being North 88°11'56" West as per the Mercer County Local Datum. The Official Records and Deed Volumes are all recorded in Mercer County Recorder's Office. Pins noted as set are 5/8" x 30" re-bar with pink plastic caps stamped "Lock-Two 7988".

The above description was prepared by Lock-Two Survey, LLP from a survey performed by Christopher S. Harmon, Professional Surveyor #7988 in October of 2017 and filed at the Mercer County Tax Map Office.

Tax Parcel I.D. #07-066600.0000 / Tax Map #02-34-400-003

Tax Parcel I.D. #25-004000.0000 / Tax Map #05-03-200-003

Prior Instrument Reference: Instrument #201700000452, and Instrument #20170000 4898, Mercer County Recorder's Records.

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

Dated: 10-18-17

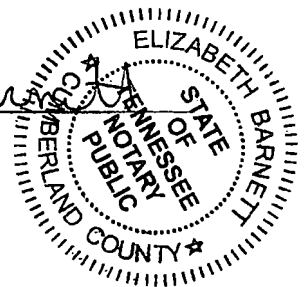
  
Linda Lloyd

**STATE OF TENNESSEE - COUNTY OF CUMBERLAND - ss:**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Linda Lloyd, an unmarried woman**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal on this 18 day of October, A.D. 2017.

Elizabeth Barnett  
**Notary Public for Tennessee**  
**My Commission: 9/4/19**



This instrument prepared by: KNAPKE LAW OFFICE, LLC, 115 N. Walnut St., Celina, OH 45822  
At Request of: Hall Realty, 103 South Main Street, Celina, OH 45822