

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 29 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

NOV 29 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$ 140.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
*[Signature]* 11/29/17  
County Auditor

# Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Amy Klingshirn, married, of Mercer County, Ohio

for valuable consideration paid, *Grants with General Warranty Covenants* to

**Daniel L. Wilker and Joyce M. Wilker, husband and wife,  
for their joint lives, remainder to the survivor of them  
whose tax mailing address is 112 S. Elm Street, Ft. Recovery, Ohio 45846**

the following described real estate:

MINOR SUBDIVISION

SURVEY TO BE RECORDED  
WITH THIS DOCUMENT

Being a parcel of land situated in Gibson Township, Mercer County, Ohio, in the southwest quarter of Section 20, Township 15 North, Range 1 East. Being more particularly described as follows:

Commencing for reference at a Mag nail found over the cornerstone at the southwest corner of said Section 20; thence, South 88°59'10" East, along the south line of the southwest quarter of said Section 20 and the centerline of Fox Road, a distance of 666.28 feet to a Mag nail set. Said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence, continuing, South 88°59'10" East, along the last described line, a distance of 466.17 feet to an iron spike found; thence, North 01°10'05" East, passing through a 5/8 inch iron bar set at 379.76 feet, a total distance of 429.76 feet to a point in the approximate centerline of Fort Creek; thence, South 54°31'49" West, along the approximate centerline of Fort Creek, a distance of 568.11 feet to a point; thence, South 07°33'25" West, continuing along the approximate centerline of Fort Creek, a distance of 92.57 feet to the place of beginning.

**Containing 2.741 acres of land more or less.**

Subject to all easements and rights-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated July 27, 2017. On file in the County Engineer's Office.

Deed Reference: Volume OR110, Page 929, Mercer County Recorder's Office.

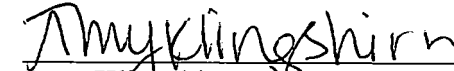
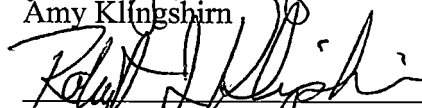
Parent Parcel  
Tax ID #16-017600.0000  
Tax Map #13-20-300-002

Split Parcel  
Tax ID #16-017600.0300  
Tax Map #13-20-300-006

Grantees shall pay the real estate taxes and assessments due and payable in February 2018 and thereafter.

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, **Daniel L. Wilker and Joyce M. Wilker**, their heirs and assigns forever. And the said Grantor, **Amy Klingshirn**, does hereby *Covenant and Warranty* 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.

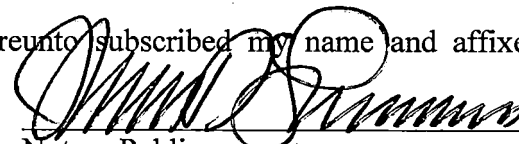
IN WITNESS WHEREOF, the said **Amy Klingshirn and Robert Klingshirn, her husband**, who hereby releases all their right and expectancy of dower in said premises, have hereunto set their hands on this 28<sup>th</sup> day of November, 2017.

  
\_\_\_\_\_  
Amy Klingshirn  
  
\_\_\_\_\_  
Robert Klingshirn

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED that on this 28<sup>th</sup> day of November, 2017, before me, a notary public in and for said County, personally came **Amy Klingshirn and Robert Klingshirn, her husband**, the 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.

  
\_\_\_\_\_  
Notary Public

THOMAS D. LAMMERS , Attorney At Law  
Notary Public- State of Ohio  
My Commission Has No Expiration  
Section 147.03 ORC

SEAL

KLINGSHIRN SURVEY

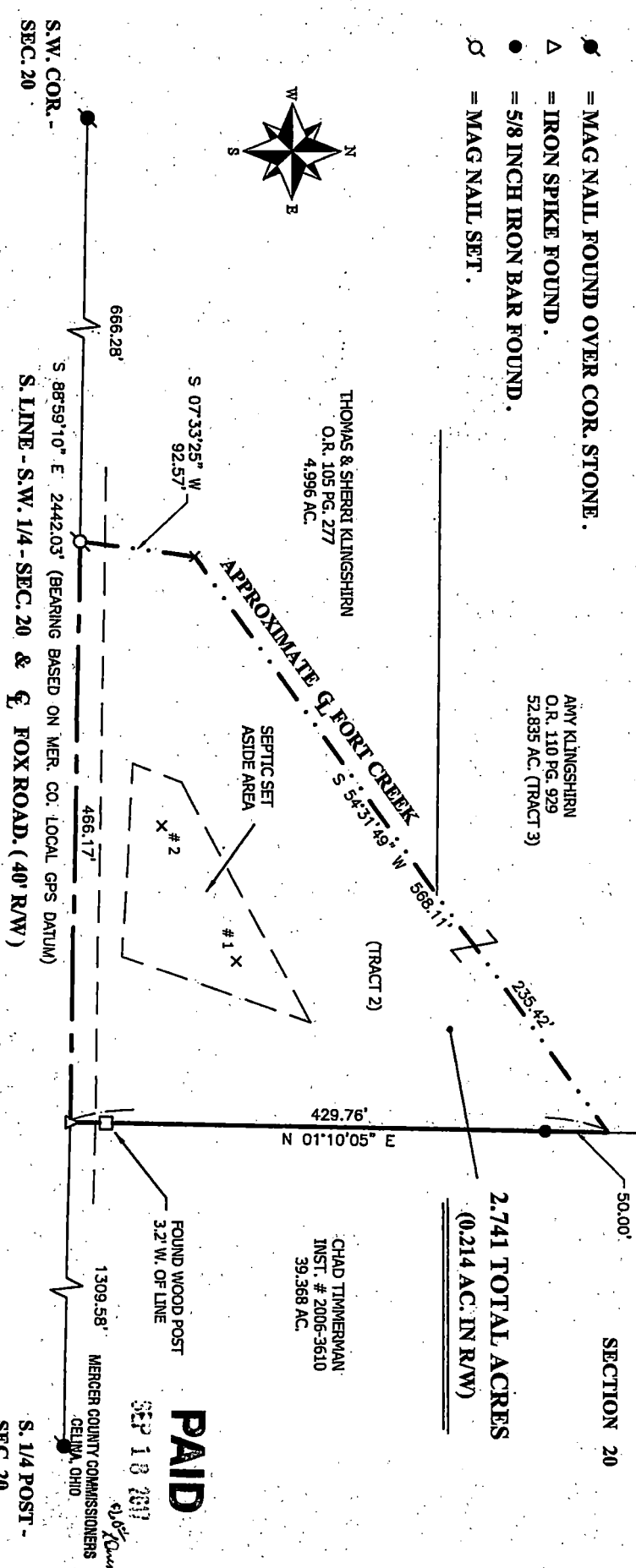
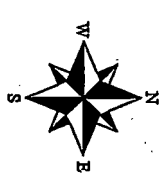
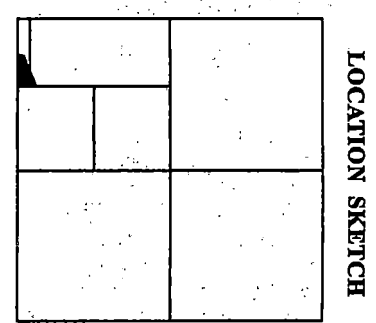
PART OF THE S.W. 1/4 - SECTION 20, TOWN 15 NORTH, RANGE 1 EAST,  
(GIBSON TOWNSHIP), MERCER COUNTY, OHIO.

JULY 27, 2017  
SCALE 1" = 100'



LEGEND

- = MAG NAIL FOUND OVER COR. STONE.
- △ = IRON SPIKE FOUND.
- = 5/8 INCH IRON BAR FOUND.
- = MAG NAIL SET.



THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED  
UNDER MY SUPERVISION, DATED THIS 27TH DAY OF JULY, 2017.

\*\*\* THIS DRAWING WAS REVISED ON 8-9-17 TO SHOW THE SEPTIC SET ASIDE  
AREAS AS DETERMINED BY THE SOIL EVALUATION PERFORMED BY M.  
DEATON, CPSS, DATED 8-4-17, ON FILE IN THE COUNTY HEALTH DEPT.

ATTEST: JAMES W. GEESLIN  
PROFESSIONAL SURVEYOR 7764

NOTE: REFER TO A 8-24-99 SURVEY BY LOUIS BERGMAN, P.S. 7177.

PAID

PAID



GEESLIN  
LAND SURVEYING

525 S. SECOND ST.  
COLDWATER, OHIO 45828

PHONE: (419)678-7233  
geeslinsurveying@gmail.com

PERMANENT PARCEL No. _____	
Part of: _____	Sec. _____ T. _____ R. _____ Township _____
Grantor: _____	Area Retained: _____ Acres
Grantee: _____	Area Retained: _____ Acres
Deed References: _____	
APPROVALS: _____	
AGENCY: _____	Board of Health _____ Township Zoning Officer _____ County Engineer _____
DATE: _____	9-18-17

Don Hagen 9-11-17  
Karen Moeller 9-14-17

13-D (20)