

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 07 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 07 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

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

8/2/17 12/7/17
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Edwin P. Homan, Trustee of the Edwin P. Homan Trust under agreement dated March 16, 2011 and Luella M. Homan, Trustee of the Luella M. Homan Trust under agreement dated March 16, 2011, of Mercer County, Ohio

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

**Ronald C. Homan and Susan M. Homan, husband and wife
for their joint lives, remainder to the survivor of them
whose tax mailing address 3266 Philothea Road, Coldwater, Ohio 45828**

the following described real estate:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the northeast quarter of the northwest quarter of Section 7, Township 7 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at a Mag nail found at the North Quarter Post of said Section 7; thence, North 88°35'29" West, along the north line of the northwest quarter of said Section 7 and the centerline of Philothea Road, a distance of 113.00 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, North 88°35'29" West, along the last described line, a distance of 33.00 feet to a Mag nail set; thence, South 01°31'47" West, a distance of 193.00 feet to a 5/8 inch iron bar set; thence, South 88°35'29" East, a distance of 146.00 feet to a Mag nail set; thence, North 01°31'47" East, along the east line of the northwest quarter of said Section 7 and the centerline of Post Road, a distance of 11.00 feet to a Mag nail set; thence, North 88°35'29" West, a distance of 113.00 feet to a 5/8 inch iron bar set; thence, North 01°31'47" East, a distance of 182.00 feet to the place of beginning.

Containing 0.175 acre 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 November 27, 2017. On file in the County Engineer's Office.

Deed Reference: Instrument #201600000364, Mercer County Recorder's Office

Parent
Tax ID #03-061300.0000
Tax Map #11-01-100-001

Add To
Tax ID #03-061500.0000
Tax Map #11-07-100-002

Grantors shall pay all 2017 real estate taxes and assessment due and payable in 2018. Grantees shall pay all 2018 real estate taxes and assessments due and payable in 2019, and thereafter.

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, **Ronald C. Homan and Susan M. Homan**, their heirs and assigns forever. And the said Grantors, **Edwin P. Homan, Trustee, and Luella M. Homan, Trustee**, do hereby *Covenant and Warrant* 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 **Edwin P. Homan, Trustee of the Edwin P. Homan Trust under agreement dated March 16, 2011** and **Luella M. Homan, Trustee of the Luella M. Homan Trust under agreement dated March 16, 2011**, have hereunto set their hands on this 6th day of December, 2017.

Edwin P. Homan
Edwin P. Trustee, Trustee

Luella M. Homan
Luella M. Homan, Trustee

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 6th day of December, 2017, before me, the subscriber, a notary public in and for said State, personally came **Edwin P. Homan, Trustee of the Edwin P. Homan Trust under agreement dated March 16, 2011** and **Luella M. Homan, Trustee of the Luella M. Homan Trust under agreement dated March 16, 2011**, 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.

Judy A. Koesters
Notary Public

JUDY A. KOESTERS, Atty. At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

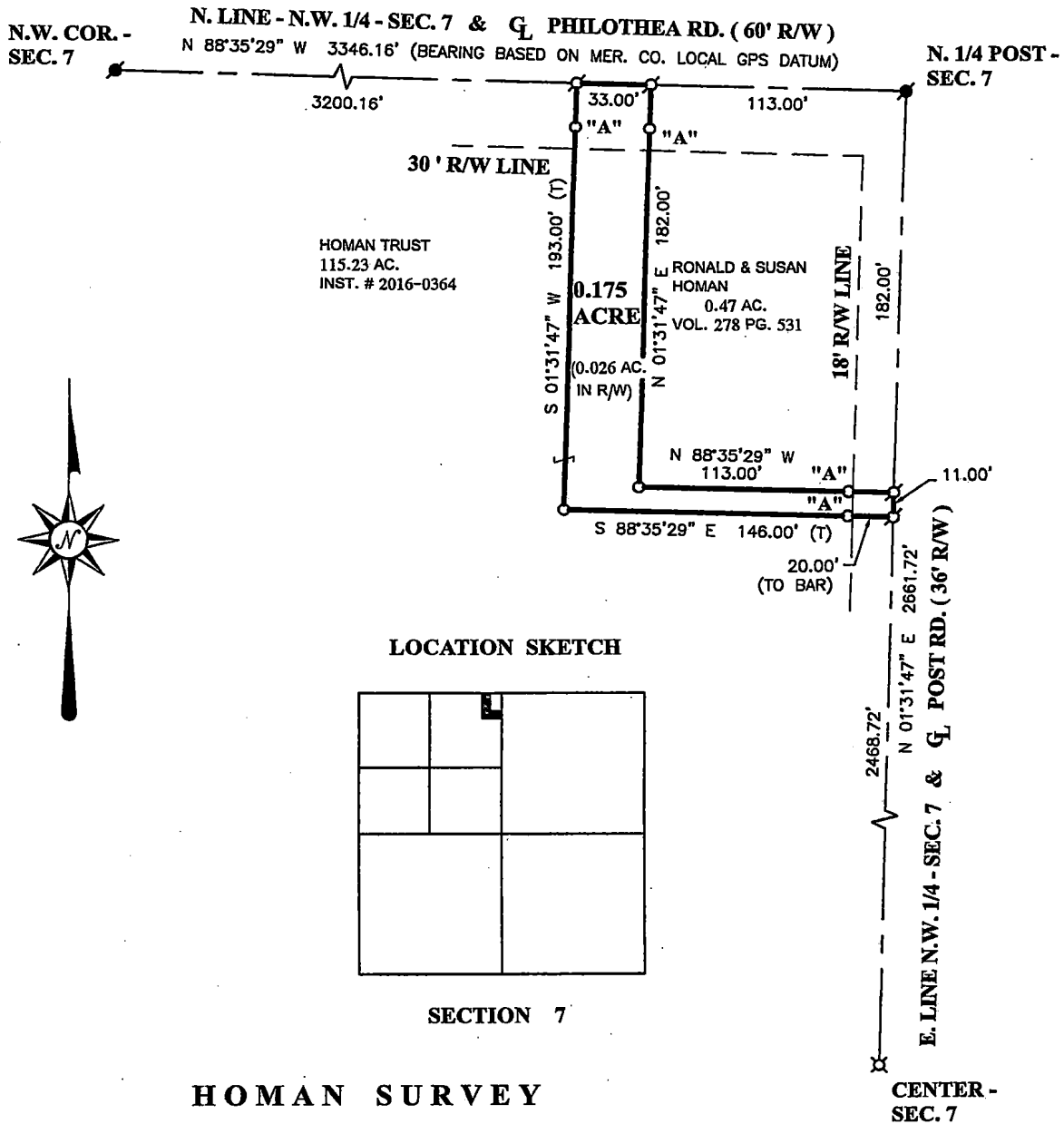


THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED
UNDER MY SUPERVISION, AS DATED HEREIN.

ATTEST: James W. Geeslin
JAMES W. GEESLIN
PROFESSIONAL SURVEYOR 7764

LEGEND

- = MAG NAIL FOUND.
- ⊗ = COTTON GIN SPINDLE FOUND.
- = 5/8 INCH IRON BAR SET.
- ⊙ = MAG NAIL SET.
- "A" = BAR SET @ 20.00'.



HOMAN SURVEY

PART OF THE N.E. 1/4 - N.W. 1/4 - SEC. 7, TOWN 7 SOUTH, RANGE 2 EAST,
(BUTLER TOWNSHIP), MERCER COUNTY, OHIO.

NOVEMBER 27, 2017

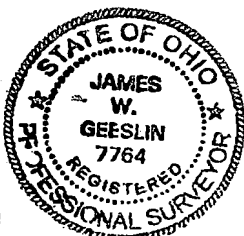
SCALE 1" = 60'



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 _____ Mercer County Engineer _____

DATE: _____