

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 29 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 29 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exception paragraph, conveyance fee 5.17⁵⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP 12-29-17
Deputy Aud. Date

DEED OF FIDUCIARY

Statutory Form

(R.C. Sec. 5302.09)

KNOW ALL MEN BY THESE PRESENTS:

THAT DAVID EYINK and TERRY EYINK, Co-Executors of the Mary Etta Eyink Estate, Deceased, by the power conferred by ITEM III of the Last Will and Testament of Mary Etta Eyink and every other power for One (\$1.00) Dollar and other good and valuable considerations paid, grants with fiduciary covenants to

GREGORY R. AMSPAUGH and SHIRLEY A. AMSPAUGH,
husband and wife, for their joint lives, remainder to the survivor of them,

whose TAX MAILING ADDRESS is 6630 Bruce Road, Celina, Ohio 45822,
the following real property:

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

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, and in the southwest quarter of Section 20, Township 6 South, Range 3 East, Being more particularly described as follows:

Commencing at a Monument box at the south quarter post of said Section 20;

thence N 01° 24' 51" E, 780.63 feet along the east line of the southwest quarter of said Section 20 and also being the centerline of State Route 219 to a Mag nail found;

thence N 89° 00' 40" W, 1,129.06 feet along the south right-of-way line of Bruce Road to a point, being the Point of Beginning;

thence S 02° 25' 47" W, 165.16 feet and passing through an iron pin found at 5.13 feet to an iron pin found;

thence N 88° 59' 10" W, 125.75 feet and passing through an iron pin found at 125.11 feet to a point;

thence N 02° 20' 48" E, 165.10 feet to an iron pin with cap set;

thence S 89° 00' 40" E, 125.99 feet along the south right-of-way line of Bruce Road to the Point of Beginning, containing 0.477 acres of land more or less, subject to all valid easements and right-of-way.

SURVEY TO BE RECORDED
WITH THIS DOCUMENT

MINOR SUBDIVISION

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated July 3, 2017, on file in the County Tax Map Office.

Minor Subdivision Map attached hereto.

	PARENT	SPLIT
TAX PARCEL NUMBER	09-062000.0000	09-062000.0100
TAX MAP NUMBER	09-20-377-001	09-20-377-002

PRIOR INSTRUMENT REFERENCES: OFFICIAL RECORD VOLUME 1, PAGE 641,
Mercer County, Ohio, Recorder's Records.

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

Dated: December 28, 2017

ESTATE OF MARY ETTA EYINK,
Deceased

By: 
DAVID EYINK, Co-Executor

By: 
TERRY EYINK, Co-Executor


THE STATE OF OHIO, COUNTY OF MERCER:

BE IT REMEMBERED that on this 28th day of December, 2017,
before me, the subscriber, a Notary Public in and for said County and State, personally
appeared the above-named **DAVID EYINK and TERRY EYINK, Co-Executors of the**
Mary Etta Eyink Estate, and acknowledged the signing of the foregoing instrument to be
their voluntary act and deed in the capacity described therein for the uses and purposes
therein mentioned.

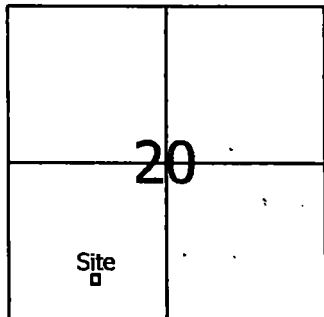
IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my
official seal on the day and year last aforesaid.



Margie Ann Schwartz
Notary Public - State Of Ohio
My Commission Expires:
September 5, 2021
Recorded in Mercer County


Notary Public for State of Ohio
My Commission expires:

PREPARED BY: KNAPKE LAW OFFICE, LLC, 115 N. Walnut St., Celina, Ohio 45822



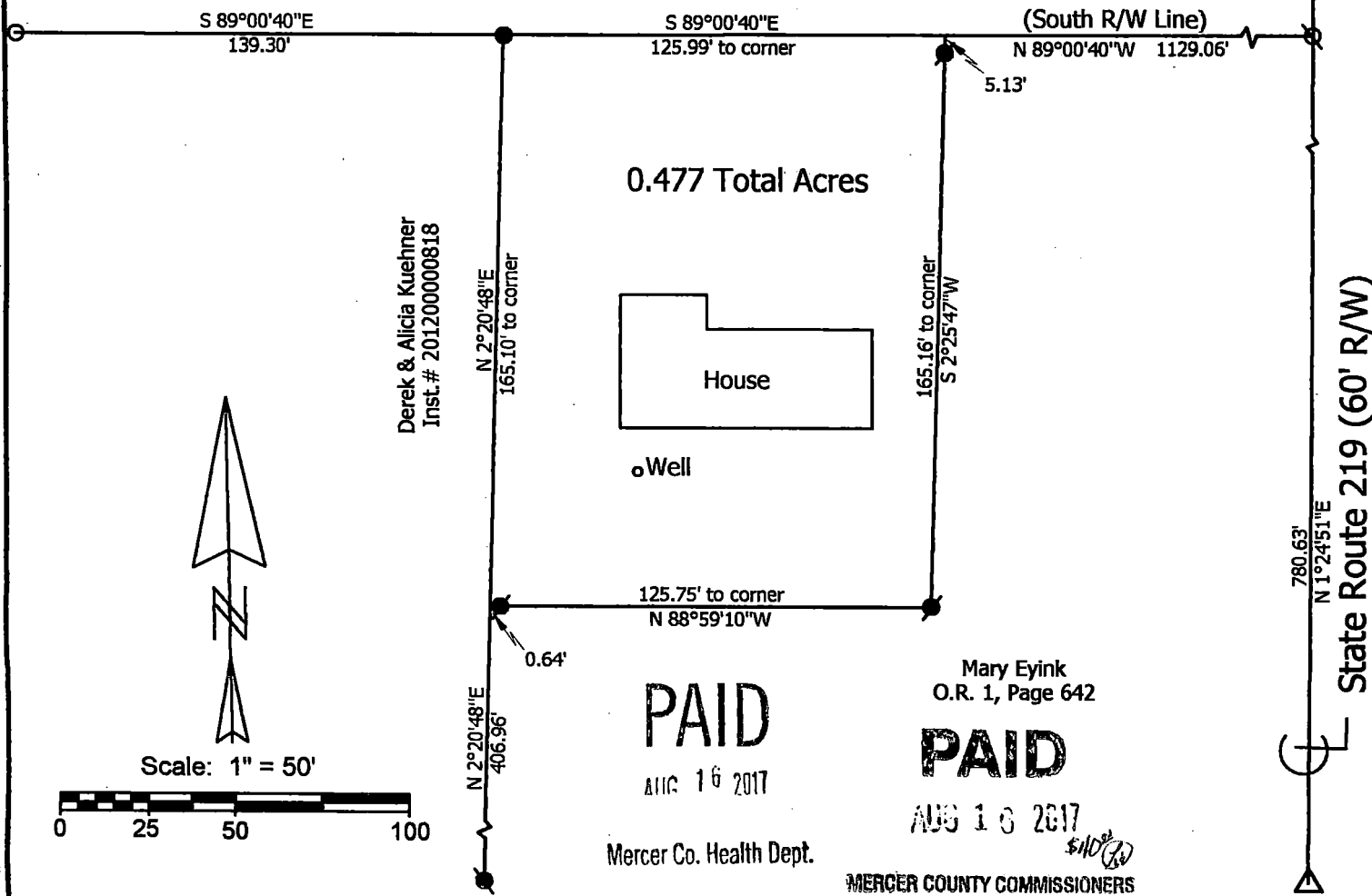
Legend:

- ▲ Railroad spike @ the center of Section 20
- Iron pin found (Jim Kent)
- Iron pipe found
- ⊗ Mag nail found (Craig Mescher)
- 5/8" X 30" Iron pin w/cap set
- ⊗ Iron pin found (Gordon Geeslin)
- △ Monument box @ the S1/4 post of Section 20

- References:
1. Survey by Gordon Geeslin dated Nov. 1977
 2. Survey by Jim Kent dated 10-5-91
 3. Survey by Craig Mescher dated 10-22-10

1 Lot
MINOR SUBDIVISION
Carl Rhr
Approved No Plat Required
For A Major Subdivision
8/16/17

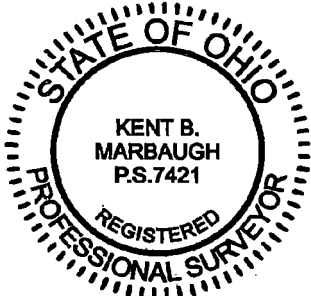
Bruce Road (45' R/W)



**Marbaugh
Land Surveying**

1901 Carolina Court
Celina, Ohio 45822
(419) 586-4293

Kent Marbaugh
Kent B. Marbaugh P.S.7421



Eyink Survey (6630 Bruce Road)

State of: <u>Ohio</u>	County: <u>Mercer</u>
Township: <u>Franklin</u>	Sec: <u>20</u> Town: <u>6S</u> Range: <u>3E</u>
City/Village: _____	Subdivision: _____ Lot: _____
Deed Ref: <u>O.R. 1, Pg. 642</u>	Date Surveyed: <u>7-3-17</u>
Approvals: Agency: <u>Board of Health</u> Date: <u>8-16-17</u>	<u><i>[Signature]</i></u> Township Zoning Inspector
	<u><i>[Signature]</i></u> County Engineer

09-20C