

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 19 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JAN 19 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1132<sup>30</sup>  
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 1-19-18  
Deputy Aud. Date

## **SURVIVORSHIP DEED**

### KNOW ALL MEN BY THESE PRESENTS:

**REBECCA A. MEYER AKA REBECCA ANN MEYER, married;** of Johnson County, Indiana; and **RICHARD W. PENNY, married;** of Hamilton County, Indiana, for valuable consideration paid, grant, with general warranty covenants, to **STEVEN W. PIPER and LISA K. PIPER, husband and wife, for their joint lives, remainder to the survivor of them,** whose tax mailing address is 7446 Howick Road, Celina, Ohio 45822, the following real property:

### **BEING AN UNDIVIDED ONE-HALF (½) INTEREST IN THE FOLLOWING:**

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the West half of Section 28, Township 5 South, Range 3 East, being more particularly described as follows, to-wit:

Commencing for reference at a railroad spike at the Northwest corner of the Northwest Quarter of said Section 28-

Thence, South 88°37'04" East, along the North line of the Northwest Quarter of said Section 28 and the centerline of Howick Road, a distance of 777.37 feet to a bolt. Said point being THE PLACE OF BEGINNING for the parcel of land to be conveyed by this instrument-

Thence, continuing, South 88°37'04" East, along the last described line, a distance of 547.62 feet to a bolt-

Thence, South 01°28'32" West, along the West line of the Northeast Quarter of the Northwest Quarter of said Section 28, a distance of 1330.19 feet to a 5/8 inch iron bar-

SURVIVORSHIP DEED (REBECCA A. MEYER & RICHARD W. PENNY TO STEVEN W. PIPER & LISA K. PIPER)

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Thence, South 88°31'24" East, along the South line of the Northeast Quarter of the Northwest Quarter of said Section 28, a distance of 1326.54 feet to a bolt-

Thence, South 01°24'32" West, along the East line of the Northwest Quarter of said Section 28 and the centerline of State Route 197, a distance of 1332.38 feet to an iron bar in a monument box at the center of said Section 28-

Thence, North 88°25'44" West, along the South line of the Northwest Quarter of said Section 28 and the centerline of State Route 197, a distance of 1279.62 feet to a railroad spike at the point of curvature of a curve to the left having a central angel of 39°05'02" and a radius of 369.65 feet-

Thence, along said curve to the left, an arc distance of 47.13 feet to a mine spike. The chord to the last described call bears South 87°55'07" West, a distance of 47.10 feet-

Thence, North 01°34'16" East, a distance of 986.13 feet to a 5/8 inch iron bar-

Thence, North 88°25'44" West, a distance of 552.70 feet to a 5/8 inch iron bar-

Thence, North 01°32'34" East, a distance of 1675.44 feet to the place of beginning.

This tract of land contains 61.618 acres, more or less, and is subject to all easements, restrictions, conditions and limitations imposed thereon and all legal roads and highways.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated April 25, 2007, on file in the Mercer County Engineer's Office.

Parcel No. 06-059700.0300

Map No. 06-28-100-008

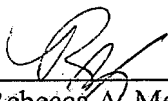
Last Transfer: Official Records Volume 140, Page 2051, and Instrument No. 200700004652, Recorder's Office of Mercer County, Ohio.

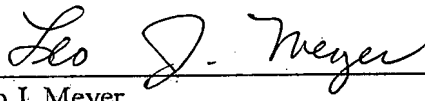
Real estate taxes and assessments shall be pro-rated to the date of closing.

SURVIVORSHIP DEED (REBECCA A. MEYER & RICHARD W. PENNY TO STEVEN W. PIPER & LISA K. PIPER)

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IN WITNESS WHEREOF, the said **REBECCA A. MEYER AKA REBECCA ANN MEYER and LEO J. MEYER, her husband**, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 5<sup>th</sup> day of January, 2018.

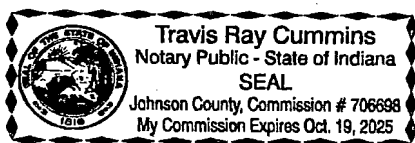
  
\_\_\_\_\_  
Rebecca A. Meyer aka Rebecca Ann Meyer


  
\_\_\_\_\_  
Leo J. Meyer

STATE OF INDIANA, COUNTY OF Johnson, SS:

On this 5<sup>th</sup> day of January, 2018, before me, a Notary Public, personally came **REBECCA A. MEYER AKA REBECCA ANN MEYER and LEO J. MEYER, her husband**, grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.

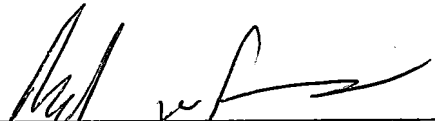


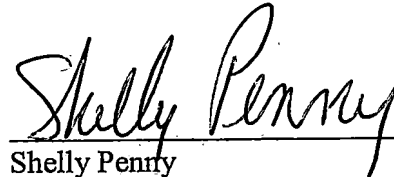
  
\_\_\_\_\_  
Notary Public

SURVIVORSHIP DEED (REBECCA A. MEYER & RICHARD W. PENNY TO STEVEN W. PIPER & LISA K. PIPER)

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IN WITNESS WHEREOF, the said **RICHARD W. PENNY and SHELLY PENNY, his wife**, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 6<sup>th</sup> day of January, 2018.

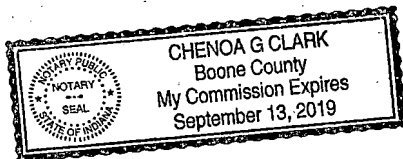
  
Richard W. Penny

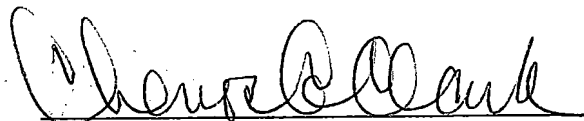
  
Shelly Penny

STATE OF INDIANA, COUNTY OF Hamilton, SS:

On this 6<sup>th</sup> day of January, 2018, before me, a Notary Public, personally came **RICHARD W. PENNY and SHELLY PENNY, his wife**, grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.



  
Notary Public

Prepared by Steven P. Mielke, Attorney at Law, 425 East Spring Street, St. Marys, Ohio 45885  
realestate\meyer&penny.piper.wd.2