

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 25 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 25 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance fee~~ 280⁰⁰
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 1-25-18
Deputy Aud. Date

SURVIVORSHIP DEED

Misti M. Burtch, Trustee of the Misti M. Burtch Trust dated December 28, 2012,
*the Grantor, for valuable consideration paid, grant and convey with general warranty
covenants to Tom Beahrs and San Juana Rose, for their joint lives, remainder to the
survivor of them, the Grantees, whose tax-mailing address is: 511 S. Franklin Street,
Rockford, Ohio 45882 the following described premises:*

Situate in the Village of Rockford, County of Mercer, and State of Ohio,
to-wit:

Being Lot Number 424 in Bellevue Addition to the Village of Rockford,
Ohio as same is set forth in the recorded plat thereof in the Recorder's
Office of Mercer County, Ohio.

Parcel #: 08-046400.0000

Tax Map #: 02-17-477-004

Prior deed reference: Instrument 201300002462, Mercer County Official Records.

Grantees agree to be liable for and pay the real estate taxes and assessments due
and payable commencing on the date of recording this document, and all thereafter.

Grantor grants and conveys 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, **Tom Beahrs and San Juana Rose**,
for their joint lives, remainder to the survivor of them. And the said Misti M. Burtch,
Trustee of the Misti M. Burtch Trust dated December 28, 2012, *does 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 Misti M. Burtch, Trustee of the Misti M. Burtch Trust dated December 28, 2012 has hereunto set her hand on this 16 day of January, 2018.

Misti M Burtch
Misti M. Burtch

State of Ohio

County of Mercer ss:

BE IT REMEMBERED, that on this 16 day of January, 2018 before me the subscriber, a Notary Public in and for said county, personally came Misti M. Burtch, Trustee of the Misti M. Burtch Trust dated December 28, 2012, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Betty Du Bry
Notary Public



BETTY DU BRY
NOTARY PUBLIC - STATE OF OHIO
MERCER COUNTY
My Commission Expires September 2, 2019

This Instrument was prepared by: Matthew L. Gilmore, Attorney at Law, Gilmore and Delzeith Co., LPA, 118 West Market Street, Celina, Ohio 45822. Tel: (419) 586-8120 Fax: (419) 586-7122, St. Henry Office, 642 E. Main Street, St. Henry, Ohio 45883. Tel: (419) 733-9110 without benefit of title search.