

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 20 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 20 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$ 1225.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

Stett 2/20/18
Deputy Auditor

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Andrew S. Kunkler, married, of Mercer County, Ohio

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

Steven A. Mittermann and Breann E. Menger
for their joint lives, remainder to the survivor of them
whose tax mailing address is 5940 Carthagen Road, St. Henry, Ohio 45883

the following described real estate:

Being part of a 78.636 acre parcel of land as described in Deed Volume 327, Page 571, located in the northeast quarter of Section 13, T-7-S, R-2-E, Granville Township, Mercer County, Ohio and bounded and described as follows:

Beginning at a mag nail marking the Northeast corner of Section 13; thence North 89°06'59" West along the north section line and approximate centerline of Carthagen Road a distance of Five Hundred and Ninety-two Hundredths feet (500.92') to a mag nail marking THE TRUE POINT OF BEGINNING; thence South 00°53'01" West a distance of Four Hundred Seventy-six and Sixty-two Hundredths feet (476.62') to an iron pin; thence North 89°06'59" West a distance of Two Hundred Seventy-four and Eighteen Hundredths feet (274.18') to an iron pin; thence North 00°53'01" East a distance of Four Hundred Seventy-six and Sixty-two Hundredths feet (476.62') to a mag nail; thence South 89°06'59" East along the north section line and approximate centerline of Carthagen Road a distance of Two Hundred Seventy-four and Eighteen Hundredths feet (274.18') to THE TRUE POINT OF BEGINNING.

Containing 3.000 acres of land of which 0.189 acres lies within the right-of-way of Carthagen Road.

Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey made by Eric C. Thomas, Registered Surveyor Number 7236, on September 9, 2017, and is on file with the Mercer County Tax Map Department.

Deed Reference: Volume 327, Page 571, Mercer County Deed Records.

Parent Parcel
Tax ID #20-005100.0000
Tax Map #11-13-200-001

Split Parcel
Tax ID #20-005100.0300
Tax Map #11-13-200-005

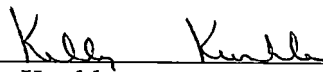
Real estate taxes and assessments are prorated to date of closing.

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, **Steven A. Mittermann and Breann E. Menger**, their heirs and assigns forever. And the said Grantor, **Andrew S. Kunkler**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that he will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Andrew S. Kunkler and Kelly Kunkler, his wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 19th day of February, 2018.



Andrew S. Kunkler



Kelly Kunkler

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 19th day of February, 2018, before me, the subscriber, a notary public in and for said State, personally **Andrew S. Kunkler and Kelly Kunkler, his wife**, 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.

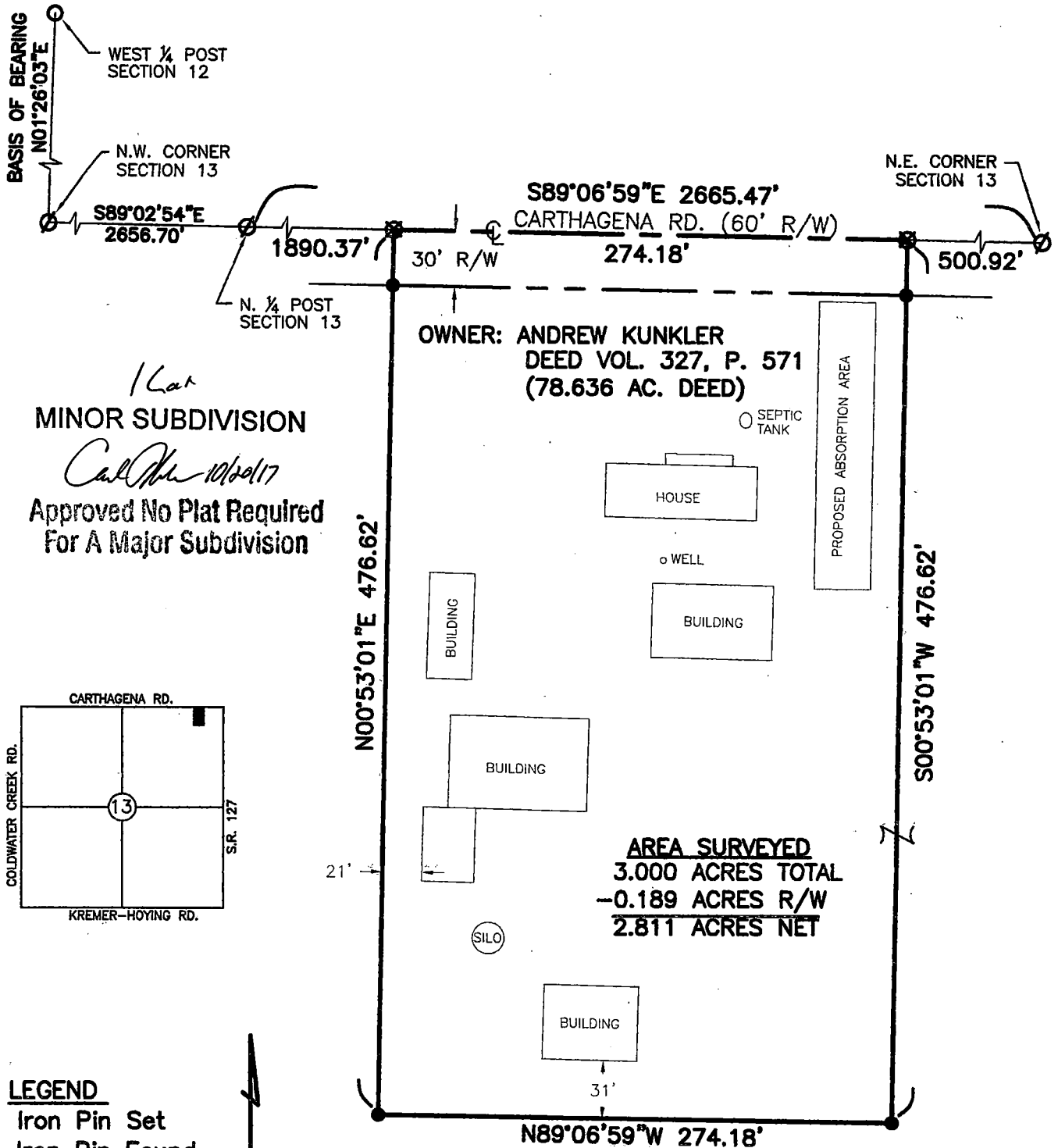


Notary Public

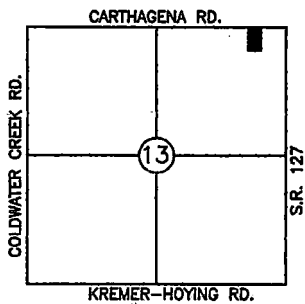


JUDY A. KOESTERS
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.

SURVEY OF A 3.000 ACRE PARCEL FOR ANDREW KUNKLER
LOCATED IN THE NORTHEAST 1/4 OF SECTION 13, T-7-S, R-2-E,
GRANVILLE TWP., MERCER CO., OHIO

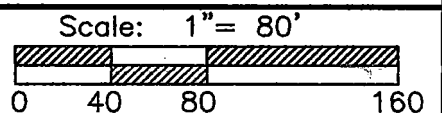


1 Lot
MINOR SUBDIVISION
Cal M... 10/20/17
Approved No Plat Required
For A Major Subdivision



Surveyed By: *Eric C. Thomas*
Eric C. Thomas Reg. Surveyor No. 7236
Date: 09-09-17

References: GPS OF SECTION STONES, STATE STONE
REFERENCE, & PREVIOUS SURVEYS OF THE AREA BY
THIS SURVEYOR.



Part of NE 1/4 Sec. 13 T. 7-S R. 2-E GRANVILLE Twp., Mercer Co., OH
Grantor: _____ Deeds: _____ Area Retained _____ Ac.
Grantee: _____ Area _____ Ac.

Approvals: _____
Agency: Bd. of Health Twp. Zoning Officer _____ Co. Engineer _____ Permanent Parcel No. _____
Date: 10-19-17 10-15-17 10-19-17

