

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 08 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 08 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 170⁰⁰
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 3-8-18
Deputy Aud. Date

SURVIVORSHIP DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, John C. Stephenson and Kelly M. Stephenson formerly known as Kelly M. Miller, husband and wife, for valuable consideration, paid, grants, with general warranty covenants, to

Robert L. Luginbill and Danielle L. Pontius,
for their joint lives, remainder to the survivor of them

whose tax mailing address is 302 North Holly Lane, Rockford, Ohio 45882, the following real property:

Situated in the **VILLAGE** of **ROCKFORD**, **TOWNSHIP** of **DUBLIN**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being a parcel out of Out Lot 27, Village of Rockford, Ohio, Dublin Township, Mercer County, Ohio and more particularly described as follows:

Commencing at a stone found at the Southwest corner of the Oak Part Addition to the Village of Rockford, Ohio the same as shown in plat book 2, page 94.

Thence along the west line of the Oak Park Addition, North 00° 53' 40" west, five hundred nine and sixty-three hundredths (509.63) feet to an iron pin set on the south line of Front Street.

Thence continuing North 00° 53' 40" west sixty-six (66.00) feet to an iron pin set on the North line of Front Street and being the place of beginning.

Thence continuing along the west line of the Oak Park Addition to the Village of Rockford, North 00° 53' 40" west one hundred thirty and forty-six hundredths (130.46) feet to an iron pin set.

Thence South 87° 43' 07" west, one hundred forty and fifty-two hundredths (140.52) feet to an iron pin set on the east line of Holly Lane.

Thence South 00° 44' 29" east on and along the east line of Holly Lane, one hundred thirty (130.00) feet to an iron pin set.

Thence North 87° 54' 33" east, along the north line of Front Street, one hundred forty and eighty-five hundredths (140.85) feet to the place of beginning.

This description was prepared from an actual survey completed May 16, 2001, prepared by Roy F. Thompson, Registered Surveyor #5379.

All bearings for this survey description were turned from the west line of the Oak Park Addition to the Village of Rockford established as North 00° 53' 40" west.

The parcel is subject to the Restrictions and Covenants set forth in Official Record Volume 125, Page 2379, Mercer County Recorder's Records.

Tax Parcel I.D. #08-058200.0505 / Tax Map #02-17-251-007

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

Prior Instrument Reference: Instrument #201200006211, Mercer County Recorder's Records.

And for valuable consideration, **John C. Stephenson and Kelly M. Stephenson fka Kelly M. Miller, husband and wife**, do hereby remise and release unto the said Grantees, their heirs and assigns, all their right and expectancy of dower in the above described premises.

Dated: 3-2-18

John C. Stephenson
John C. Stephenson

Kelly M. Stephenson fka Kelly M. Miller
Kelly M. Stephenson fka Kelly M. Miller

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **John C. Stephenson and Kelly M. Stephenson fka Kelly M. Miller, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Rockford, Mercer County, Ohio, this 2 day of March, A.D. 2018.

Ryan R. Sipe
Notary Public for Ohio
My Commission Expires:



RYAN R. SIPE
Notary Public • State of Ohio
My Commission Expires:
June 4, 2022