

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 03 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 03 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1067⁵⁰
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
Deputy Aud. Date

4-3-18

OHIO SURVIVORSHIP DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, Jeffrey Q. Marcum and Deborah S. Marcum aka Debra S. Marcum, husband and wife, for valuable consideration, paid, grants, with general warranty covenants, to

**Mark A. Ernst and Terri L. Ernst, husband and wife,
for their joint lives, remainder to the survivor of them**

whose tax mailing address is 5212 South Lake Court, Celina, Ohio 45822, the following real property:

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

TRACT 1:

Being a part of the Southwest Quarter of Section 20, Town-6-South, Range-3-East, Franklin Township, Mercer County, Ohio, and more particularly described as follows:

Being the following described portion of Lot Number Eight (8) of Hillside North Subdivision, as the same is shown on the recorded plat thereof in Plat Cabinet 1, Page 381, Mercer County Recorder's Plat Records, and subject to all easements, conditions, restrictions and rights-of-way of record.

Being the west 96.99 feet of Lot 8 of Hillside North Subdivision, situate in the southwest quarter of Section 20, Town-6-South, Range-3-East, Franklin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing for reference at a 5/8" re-rod w/cap (found) at the northeast corner of Lot 8 of Hillside North Subdivision; thence, N 89° 31' 09" W for a distance of 18.68 feet to a 5/8" re-rod w/cap (set), said re-rod being the POINT OF BEGINNING for the parcel herein described; thence, continuing along the north line of Lot 8 N 89° 31' 09" W, for a distance of 96.99 feet to a 5/8" re-rod w/cap (found) at the northwest corner of Lot 8; thence, S 01° 05' 05" W for a distance of 125.95 feet to the centerline of a channel; thence, S 88° 54' 55" E along the centerline of the aforesaid channel, for a distance of 96.99 feet to a point; thence, N 01° 05' 05" E for a distance of 126.98 feet to the POINT OF BEGINNING, containing therein 12,266 square feet or 0.281 acres.

Prepared by James M. Kent, PS 6792 with reference hereby made to a plat of survey; Kent Surveying, Inc. drawing #3492-5, dated April 4, 2007.

Tax Parcel I.D. #09-051800.0800 / Tax Map #09-20-334-008

Prior Instrument Reference: Instrument #200700002155, Mercer County Recorder's Records.

TRACT 2:

Situated in the northeast quarter of the southwest quarter of Section 20, Franklin Township, T6S, R3E, Mercer County, Ohio; to-wit:

Commencing at the southeast corner of the north half of the southwest quarter at a point in State Route 703 (SR 703);

thence north, 661.00 feet, along the centerline of SR 703 to the PLACE OF BEGINNING;

thence north, 102.00 feet, continuing along the centerline of SR 703 to point;

thence west, 231.00 feet, to a point;

thence south, 102.00 feet, to a point;

thence east, 231.00 feet, to the PLACE OF BEGINNING;

containing 0.541 acres, more or less.

Subject however to an easement for ingress and egress across the entire south side thereof described as follows; to-wit,

Commencing at the southeast corner of the north half of the southwest quarter of said Section 20 in the centerline of State Route 219 (SR219);

thence N 01° 08' 00" E, 661.00 feet, along said centerline to the PLACE OF BEGINNING;

thence N 89° 24' 14" W, 230.75 feet, to the east line of lot eight (8) in Hillside North Subdivision;

thence N 01° 05' 05" W, 10.00 feet, along said east line of said lot 8 to a point;

thence S 89° 24' 14" E, 230.76 feet to a point on the centerline of SR 219;

thence S 01° 08' 00" W, 10.00 feet to the PLACE OF BEGINNING;

containing 2,308.00 square feet, more or less, in said easement,

James M. Kent, PS 6792, May 15, 2008.

ALSO:

Situated in the northeast quarter of the southwest quarter of Section 20, Franklin Township, T6S, R3E, Mercer County, Ohio, part of lot eight (8) in Hillside North Subdivision; to-wit,

Commencing at the northwest corner of said lot 8 at a 5/8" re-rod w/cap (found);

thence S 89° 31' 09" E, 96.99 feet, along the north line of said lot 8 and the south right of way line of South Lake Court to a 5/8" re-rod w/cap (set) and the PLACE OF BEGINNING;

thence S 89° 31' 09" E, 18.68 feet, continuing along said north line of lot 8 and said south right of way line to a 1" iron pipe found at the northeast corner of said lot 8;

thence S 01° 05' 05" W, 91.54 feet, to a 5/8" re-rod w/cap (set);

thence N 89° 24' 14" W, 18.68 feet, to a 5/8" re-rod w/cap (set);

thence N 01° 05' 05" E, 91.50 feet, to the PLACE OF BEGINNING;

containing 1710.00 feet, more or less,

James M. Kent PS 6792, April 4, 2007.

Subject however to all legal highways, and subject to, and with the benefit of all restrictions, conditions, limitations, reservations, easements, rights-of-way and covenants of record, if any, and to zoning restrictions which have been imposed thereon, if any.

Tax Parcel I.D. #09-050900.0000 / Tax Map #09-20-333-053

Prior Instrument Reference: Instrument #200800003372, Mercer County Recorder's Records.

TRACT 3:

Being a part of the Southwest Quarter of Section 20, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and more particularly described as follows:

Being Lot Number Twenty Two (22) of Hillside North Subdivision, as the same is shown on the recorded plat thereof in Plat Cabinet 1, Page 381, Mercer County Recorder's Plat Records, and subject to all easements, conditions, restrictions and right-of-way of record.

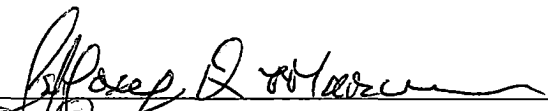
Tax Parcel I.D. #09-051800.2200 / Tax Map #09-20-334-022

Prior Instrument Reference: Instrument #201600003146, Mercer County Recorder's Records.

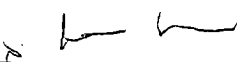
Grantors and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to date of closing.

And for valuable consideration **Jeffrey Q. Marcum and Deborah S. Marcum aka Debra S. Marcum, 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: 4/3/2018



Jeffrey Q. Marcum

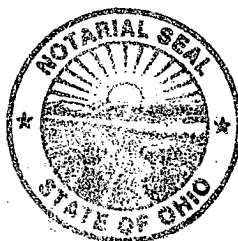


Deborah S. Marcum aka Debra S. Marcum


STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Jeffrey Q. Marcum and Deborah S. Marcum aka Debra S. Marcum, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same are their free acts and deeds.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at CELINA, MERCER County, Ohio, this 3RD day of APRIL, A.D. 2018.



Rex A. Lippincott
Notary Public, State of Ohio
My Commission Expires July 26, 2019



Notary Public for Ohio
My Commission: