

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 14 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 14 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 2756.30
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

S. J. Jutte 6/14/18
Deputy Aud. (Date)

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Phyllis A. Homan, married, Laverne J. Jutte and Mary Beth Jutte, husband and wife, Margery D. Heuing, married, by and through her attorney-in-fact, Lavern Heuing (Financial Power of Attorney recorded in Instrument #20180000 2803), and Ethel S. Stemen, unmarried, of Mercer County, Ohio

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

**William O. Siefring and Ruth A. Siefring, husband and wife
for their joint lives, remainder to the survivor of them
whose tax mailing address is 2564 Siegrist-Jutte Road, Ft. Recovery, Ohio 45828**

the following described real estate:

Situated in the Township of Washington, County of Mercer and State of Ohio, bounded and described as follows:

Being the East half (½) of the Southwest Quarter (¼) of Section 36, Town 6 South, Range 1 East, **containing Eighty (80) acres**, more or less, subject to all legal highways.

LESS AND EXCEPT: Situated in the Township of Washington, County of Mercer and State of Ohio, to wit:

Being a parcel of land in the East one-half (½) of the Southwest Quarter (¼) of Section Thirty-six (36), Township Six (6) South, Range One (1) East, being more particularly described as follows:

Beginning at the cornerstone at the Southeast corner of the Southwest Quarter of said Section 36; Thence North 89°55'11" West along the South line of the Southwest Quarter (¼) of said Section Thirty-six (36) and the center line of Siegrist-Jutte Road, a distance of One Hundred Seventy-five (175.00) feet to a mine spike; thence North 00°04'53" East a distance of Three Hundred Eleven and Fourteen Hundredths (311.14) feet to a five-eighths (5/8) inch iron bar; thence South 89°55'11" East a distance of One Hundred Seventy-five (175.00) feet to a Five-eighths (5/8) inch iron bar; thence South 00°04'53" West along the East line of the Southwest Quarter (¼) of said Section Thirty-six (36), a distance of Three Hundred Eleven and Fourteen Hundredths (311.14) feet to the place of beginning. **Containing 1.250 acres of land**, more or less, subject to all easements and road-right-of-way of record.

Reference is made to a Plat of Minor Subdivision by Gordon L. Geeslin, Registered Surveyor 5372, dated November 3, 1992, on file in the County Engineer's Office.

Containing in all after said exception 78.75 acres, more or less.

Deed Reference: Volume 334, Page 132 and Instrument #201300006720, Mercer County Recorder's Office.

Tax ID #44-015400.0000
Tax Map #07-36-300-003

Grantors shall pay the real estate taxes and assessments due and payable in July 2018 and February 2019. Grantees shall pay the real estate taxes and assessments due thereafter.

And all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **William O. Siefring and Ruth A. Siefring**, their heirs and assigns forever. And the said Grantors, **Phyllis A. Homan, Laverne J. Jutte and Mary Beth Jutte, Margery D. Heuing, Lavern Heuing and Ethel S. Stemen**, do hereby *Covenant and Warranty* 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 **Phyllis A. Homan and Harold A. Homan, her husband, Laverne J. Jutte and Mary Beth Jutte, husband and wife, Margery D. Heuing, by and through her attorney-in-fact, Lavern Heuing, and Lavern Heuing, her husband, and Ethel S. Stemen, unmarried**, who hereby release all their right and expectancy of dower in the premises, have hereunto set their hands on this 14th day of June, 2018.

Phyllis A. Homan
Phyllis A. Homan

Harold A. Homan
Harold A. Homan

Laverne J. Jutte
Laverne J. Jutte

Mary Beth Jutte
Mary Beth Jutte

Margery D. Heuing POA
Margery D. Heuing, by and through
her attorney-in-fact, Lavern Heuing

Lavern Heuing
Lavern Heuing

Ethel E. Stemen
Ethel S. Stemen
aka Ethel E. Stemen

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 14th day of June, 2018, before me, the subscriber, a notary public in and for said State, personally came **Phyllis A. Homan and Harold A. Homan, her husband, Laverne J. Jutte and Mary Beth Jutte, husband and wife, Margery D. Heuing, by and through her attorney-in-fact, Lavern Heuing, and Lavern Heuing, her husband, and Ethel E Stemen, unmarried**, 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.

Jeffrey P. Knapke
Notary Public
Jeffrey P. Knapke
My Commission: INDEFINITE
Jeffrey P. Knapke-Attorney at Law
Notary Public-State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

SEAL

Instrument Prepared By: Judy A. Koesters, Attorney at Law, 201 E. Vine Street, Coldwater, Ohio 45828 (419) 678-2378 poa.homan.siefring5.18/deeds18/mr