

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 29 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 29 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 140⁰⁰
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 6-29-18
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT John A. Mescher and Vickie L. Mescher, husband and wife, of Mercer County, Ohio,

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

**Seth Kohnen and Amanda Kohnen, husband and wife,
for their joint lives, remainder to the survivor of them,
whose tax mailing address 6040 Sites Road, Mendon, Ohio 45862**

the following described real estate:

Situated in the Township of Center, County of Mercer and State of Ohio, to-wit:

TRACT 1: Being a parcel of land situated in Center Township, Mercer County, Ohio, in the North Half (1/2) of Section Eighteen (18), Township Five (5) South, Range Three (3) East, being more particularly described as follows:

Commencing for reference at a wood corner post at the North quarter point of said Section Eighteen (18); thence South 00°35'51" West, along the West line of the Northeast Quarter (1/4) of said Section Eighteen (18), a distance of One Hundred Thirty-six and Fourteen Hundredths (136.14) feet to a point, said point being the Place of Beginning for the parcel of land to be conveyed by this instrument; thence South 89°57'21" East, a distance of Eighty-four and Twenty-six Hundredths (84.26) feet to a Five-eighths (5/8) inch iron bar; thence South 00°35'51" West, a distance of One Hundred Forty-six and Thirty-one Hundredths (146.31) feet to a Five-eighths (5/8) inch iron bar; thence North 89°57'21" West, a distance of Three Hundred Forty-five and Seventy Hundredths (345.70) feet to a spindle; thence North 12°42'19" West, along the centerline of Oregon Road, a distance of One Hundred Fifty (150.00) feet to a spindle; thence South 89°57'21" East, a distance of Two Hundred Ninety-five and Ninety-five Hundredths (295.95) feet to the place of beginning.

Containing One and Two Hundred Nineteen Thousandths (1.219) acres of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor No. 7764, dated June 28, 2004, on file in the County Engineer's Office.

The above tract is known as Tract Two on the Minor Subdivision Plat recorded in Official Record Volume 190, Page 1865, in the Mercer County Recorder's Office.

TRACT 2: Being a parcel of land situated in Center Township, Mercer County, Ohio, in the North Half (1/2) of Section Eighteen (18), Township Five (5) South, Range Three (3) East, being more particularly described as follows:

Commencing for reference at a wood corner post at the North quarter point of said Section Eighteen (18); thence South 00°35'51" West, along the West line of the Northeast Quarter (1/4) of said Section Eighteen (18), a distance of One Hundred Thirty-six and Fourteen Hundredths (136.14) feet to a point; thence South 89°57'21" East, a distance of Eighty-four and Twenty-six Hundredths (84.26) feet to a Five-eighths (5/8) inch iron bar; thence South 00°35'51" West, a distance of One Hundred Forty-six and Thirty-one Hundredths (146.31) feet to a Five-eighths (5/8) inch iron bar, said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence continuing South 00°35'51" West, a distance of One Hundred Forty-six and Thirty-one Hundredths (146.31) feet to a Five-eighths (5/8) inch iron bar; thence North 89°57'21" West, a distance of Three Hundred Eleven and Eighteen Hundredths (311.18) feet to a spindle; thence North 12°42'19" West, along the centerline of Oregon Road, a distance of One Hundred Fifty (150.00) feet to a spindle; thence South 89°57'21" East, a distance of Three Hundred Forty-five and Seventy Hundredths (345.70) feet to the place of beginning.

Containing One and One Hundred Three Thousandths (1.103) acres of land, more or less, subject to all easements and right-of-way or record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor No. 7764, dated June 28, 2004, on file in the County Engineer's Office.

The above tract is known as Tract Three on the Minor Subdivision Plat recorded in Official Record Volume 190, Page 1865, in the Mercer County Recorder's Office.

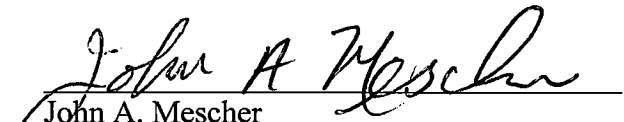
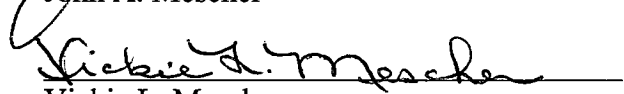
Deed Reference: Instrument #201400003740, Mercer County Recorder's Office.

Tax ID #06-043700.0000
Tax Map #06-18-200-002

Real estate taxes and assessments shall be prorated to date of closing.

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, **Seth Kohnen and Amanda Kohnen**, their heirs and assigns forever. And the said Grantors, **John A. Mescher and Vickie L. Mescher**, do 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.

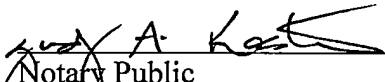
IN WITNESS WHEREOF, the **John A. Mescher and Vickie L. Mescher, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 28th day of June, 2018.


John A. Mescher

Vickie L. Mescher

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 28th day of June, 2018, before me, the subscriber, a notary public in and for said State, personally came **John A. Mescher and Vickie L. Mescher, husband and 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

