

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 27 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 27 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 455.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 7/27/2018
Deputy Aud. Date

JOINT & SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS, that **ELLEN SUZANNE SMITH**,
unmarried, and **ALICE CAROL SCHROEDER**, unmarried, the Grantors, for
valuable consideration **PAID, GRANT**, with general warranty covenants, to
PERRY D. UNRAST and HEATHER J. UNRAST, the Grantees, for their joint
lives, remainder to the survivor of them, whose mailing address will be
1359 Kremer Rd., Maria Stein, OH 45860, the following real property,
to-wit:

SITUATE IN THE TOWNSHIP OF FRANKLIN, COUNTY OF MERCER, AND STATE OF OHIO, to-wit:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Six (6) South, Range Three (3) East, being more particularly described as follows:

Commencing for reference at the cornerstone at the Southwest corner of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24); thence North 01° 07' 51" East along the West line of the Northwest Quarter (1/4) of said Section Twenty-four (24) and the centerline of Behm Road a distance of One Hundred Seventy-nine and Ninety-two Hundredths (179.92) feet to a "P.K." nail, said point being the PLACE OF BEGINNING for the parcel to be conveyed by this instrument; thence continuing North 01° 07' 51" East along the last described line a distance of Fifty-five (55.00) feet to a mine spike; thence South 88° 52' 50" East a distance of One Hundred Twenty-six and Sixty-three Hundredths (126.63) feet to a Five-eighths (5/8) inch iron bar; thence South 01° 07' 51" West a distance of Fifty-five (55.00) feet to a Five-eighths (5/8) inch iron bar; thence North 88° 52' 50" West a distance of One Hundred Twenty-six and Sixty-three Hundredths (126.63) feet to the PLACE OF BEGINNING. Containing 0.160 acre of land, more or less, subject to all easements and rights-of-way of record.

ALSO being part of a 0.834 acre tract as described in Volume 321, Page 642, located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Six (6) South, Range Three (3) East, Franklin Township, Mercer County, Ohio, and described as follows:

Commencing at a P.K. nail marking the West Quarter post of the Northwest Quarter (1/4) of said Section Twenty-four (24); thence North 01° 07' 51" East along the West section line and centerline of Behm Road a distance of One Hundred Seventy-four and Ninety-two Hundredths (174.92) feet to a set P.K. nail for the TRUE POINT OF BEGINNING; thence continuing North 01° 07' 51" East along said Section line a

distance of Five (5.00) feet to a point on the South line of a 0.160 acre tract as described in Volume 333, Page 358; thence South 88° 52' 50" East along the South line of said 0.160 acre tract a distance of One Hundred Twenty-six and Sixty-three Hundredths (126.63) feet to a found iron pin; thence North 01° 07' 51" East along the East line of said 0.160 acre tract a distance of Fifty-five (55.00) feet to a found iron pin; thence South 88° 52' 50" East a distance of Twenty-three and Fifty Hundredths (23.50) feet to a point; thence South 09° 31' 34" East a distance of Sixty-one and Five Hundredths (61.05) feet to a set iron pin; thence North 88° 52' 50" West a distance of One Hundred Sixty-one and Forty-two Hundredths (161.42) feet to the TRUE POINT OF BEGINNING. Containing 0.055 acre of land, more or less, and with said tract being subject to all highways and any other easements or restrictions of record.

Containing in all .215 acre of land, more or less, subject to all easements and restrictions of record imposed thereon.

KNOWN AS: 5392 Behm Rd., Celina, OH 45822
PPN: #09-108450.0000
MAP: #09-24-102-007

ALSO an easement for a Boat Dock, described as follows:

An easement for ingress and egress and for boat dock purposes on Lot Seven (7) of the Grimm Subdivision situated in Franklin Township, Mercer County, Ohio, and in the Northeast Quarter (1/4) of Section Twenty-four (24), Township Six (6) South, Range Three (3) East, being more particularly described as follows:

Commencing at the Northwest corner of said Lot Number Seven (7); thence South 09° 31' 34" East 10.00 feet along the West line of said Lot Number Seven (7) to a point, being the POINT OF BEGINNING; thence North 80° 28' 26" East 10.00 feet to a point; thence South 09° 31' 34" East 15.00 feet to a point; thence South 80° 28' 26" West 10.00 feet to a point; thence North 09° 31' 34" West 15.00 feet to the POINT OF BEGINNING, encompassing 150.00 square feet of land.

Said easement being out of Parcel Number 09-108450.0307, Tax Map Number 09-24-102-017.

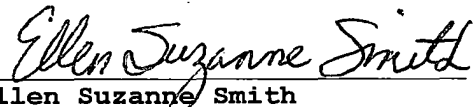
The easement shall be limited for all lawful purposes incident to the use of Grantees' adjacent property as a single family residence.

This grant of easement shall run with the land and be binding on and inure to the benefit of the parties, their heirs, successors and assigns.

Grantees shall not use this easement for any purpose other than as set forth above, and shall keep the property free and clear of debris and obstructions.

Prior Deed Reference: Instrument #201300006670

AND Ellen Suzanne Smith, unmarried, and Alice Carol Schroeder, unmarried, the Grantors, who hereby release all right and expectancy of dower herein, have set their hands on the day and year below indicated.

x 
Ellen Suzanne Smith

X Alice Carol Schroeder
Alice Carol Schroeder

STATE OF OHIO, COUNTY OF Auglaize, SS:

BE IT REMEMBERED that on this 24 day of July, 2018, before me, a Notary Public in and for said county and state, personally came **Ellen Suzanne Smith, unmarried, and Alice Carol Schroeder, unmarried**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on the year and day last aforesaid.

X Judy Hemmelgarn
NOTARY PUBLIC: Judy Hemmelgarn
STATE OF: OHIO
COUNTY OF: AUGLAIZE
MY COMMISSION EXPIRES: 8/16/2020



Judy Hemmelgarn
Notary Public • State of Ohio
Auglaize County
My Commission Expires:
August 16, 2020

PREPARED BY:
Kenneth E. Hitchen
Attorney at Law
510 W. South St.
St. Marys OH 45885
PH: 419-394-0052

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR OTHER EVIDENCE OF TITLE.