

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 01 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

AUG 01 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>498<sup>10</sup></sup>  
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 8-1-18  
Deputy Aud. Date

## SURVIVORSHIP DEED

### Know All Persons By These Presents

That, Wyatt J. Boley and Sherri K. Boley, husband and wife, for valuable consideration paid, grants with general warranty covenants, to

Keegan A. Faulkner and Jillian M. Faulkner, husband and wife,  
for their joint lives, remainder to the survivor of them

whose tax mailing address is 6630 South Drive, Celina, Ohio 45822, the following real property:

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

#### TRACT 1:

Being Lot Number Nine (9) and Lot Number Thirteen (13) of Dorsten's Addition, as the same appears upon the recorded plat thereof, Plat Book 4, Page 62, Mercer County, Ohio Record of Plats.

Reference is made to an easement through Lot 7 Hillside North Subdivision, recorded in instrument #200600001452 of the Mercer County Recorder's Office, and being more particularly described as follows:

Being a five (5) foot easement situate along the west side of Hillside North Subdivision of the southwest quarter of Section 20, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio and more particularly described as follows:

Beginning at the southwest corner of Lot 7 of the aforesaid Hillside North Subdivision;

Thence N 01° 05' 05" E along the west line of said Lot 7, for a distance of 150.28 feet to a point;

Thence N 89° 01' 13" W for a distance of 75.00 feet to the southeast corner of Lot 23 of Dorsten's Addition;

Thence N 01° 06' 53" E along the east line of the aforesaid Lot 23 and west line of Hillside North Subdivision, for a distance of 25.00 feet to a point;

Thence S 89° 01' 13" E for a distance of 5.00 feet to a point;

Thence S 01° 06' 53" W for a distance of 20 feet to a point;

Thence S 89° 01' 13" E for a distance of 75.00 feet to a point;

Thence S 01° 05' 05" W for a distance of 155.28 feet to the south line of Lot 7 Hillside North and the north right of way line of Hillside Court;

Thence N 89° 01' 53" W along the aforesaid south line and north right of way line, for a distance of 5.00 feet to THE POINT OF BEGINNING, containing therein 1,251 square feet. Prepared by James M. Kent, PS 6792, and evidenced by drawing #3492-12 dated March 7, 2006.

**TRACT 2:**

Being a part of Lot 27 of Hillside North Subdivision of 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 the southwest corner of Lot 7 of the Hillside North Subdivision; thence, N 01° 05' 05" E along the west line of the aforesaid Lot 7 for a distance of 150.28 feet to the southeast corner of Lot 27 of the Hillside North Subdivision; thence, N 89° 01' 13" W along the south line of the aforesaid Lot 27 for a distance of 50.00 feet to THE POINT OF BEGINNING;

Thence, continuing along the aforesaid south line N 89° 01' 13" W for a distance of 25.00 feet to the southwest corner of said Lot 27;

Thence N 01° 06' 13" E along the west line of Lot 27 for a distance of 40.00 feet to a point;

Thence, S 89° 01' 13" E for a distance of 15 feet to a point;

Thence, S 01° 06' 13" W for a distance of 25.00 feet to a point;

Thence, S 89° 01' 13" E for a distance of 10.00 feet to a point;

Thence, S 01° 06' 53" W for a distance of 15.00 feet to THE POINT OF BEGINNING, containing therein 750 square feet or 0.017 acres. Prepared by James M. Kent, PS 6792 with reference herein made to a plat survey; Kent Surveying, Inc. drawing #3492-13 dated January 3, 2013.

Tax Parcel I.D. #09-053200.0000 / Tax Map #09-20-332-001 (Lot 9)

Tax Parcel I.D. #09-053600.0000 / Tax Map #09-20-332-002 (Lot 13)

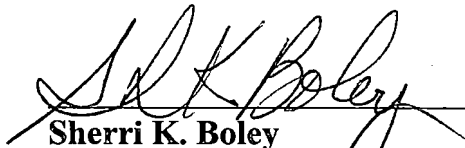
Tax Parcel I.D. #09-051800.2701 / Tax Map #09-20-334-029 (Part Lot 27)

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

Prior Instrument Reference: Instrument #200600001451 and Instrument #201300005621, Mercer County Recorder's Records.

And for valuable consideration **Wyatt J. Boley and Sherri K. Boley, 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: July 31, 2018**

  
\_\_\_\_\_  
Sherri K. Boley

**Dated: July 30, 2018**

  
\_\_\_\_\_  
Wyatt J. Boley

**STATE OF OHIO - COUNTY OF MERCER - ss:**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Wyatt J. Boley and Sherri K. Boley, 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 **Celina, Mercer County, Ohio**, this 30<sup>th</sup> day of July, A.D. 2018 and this 31<sup>st</sup> day of July, A.D. 2018.



**SHELLY J. BILLS**  
Notary Public, State of Ohio  
My Commission Expires  
March 10, 2022  
Recorded in Mercer County

*Shelly J. Bills*  
\_\_\_\_\_  
Notary Public for Ohio  
My Commission: