

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 13 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

AUG 13 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1154.70  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

Deputy Aud. Date

KS 8/13/2018

OHIO JOINT AND SURVIVORSHIP DEED

That the Grantors, **Daniel G. Bruns and Martha A. Bruns**, Husband and Wife, for valuable consideration paid, grant, with general warranty covenants, to the Grantees, **Brooks M. Topp and Sarah E. Topp, for their joint lives, remainder to the survivor of them**, whose address is 4883 St. Anthony Road, Celina, OH 45822, the following real property:

Situated in the Township of Butler, County of Mercer and State of Ohio:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the East half of the Southeast quarter of Section 15, Township 6 South, Range 2 East, being more particularly described as follows:

Beginning at the Southeast corner of said Section; thence, South 89° 15' 18" West along the centerline of St. Anthony Road and South line of Section 15 a distance of 1070.00 feet to a P.K. nail for the true point of beginning; thence, continuing South 89° 15' 18" West a distance of 258.09 feet to a railroad spike; thence North 0° 13' 48" East along the North-South quarter-quarter section line a distance of 692.78 feet to a point in an open ditch; thence, along the approximate center of said open ditch; the following bearings and distances - South 89° 37' 24" East a distance of 21.75 feet; South 00° 43' 41" West a distance of 131.80 feet; South 22° 48' 01" East a distance of 388.99 feet; South 35° 56' 14" East a distance of 124.35 feet; South 06° 40' 22" East, a distance of 98.88 feet to the point of beginning, containing 1.923 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 Alvin J. Spraley, Registered Surveyor 5016, dated April 19, 1987, on file in the County Engineer's Office.

PARCEL NO. 03-003900.0200

TAX MAP NO. 08-15-400-004

Last transfer of record appears at Volume 303, Page 25, Mercer County Recorder's Deed Records.

All real estate taxes and assessments shall be prorated to the date of closing.

The Grantors, Daniel G. Bruns and Martha A. Bruns, husband and wife, release all rights of dower herein.

Witness our hands this 3<sup>RD</sup> day of AUGUST, 2018.

Daniel G. Bruns  
Daniel G. Bruns

Martha A. Bruns  
Martha A. Bruns



SHIRLEY PLEIMAN  
Notary Public • State of Ohio  
My Commission Expires:  
July 18, 2019

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Daniel G. Bruns and Martha A. Bruns, 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 hereto set my hand and official seal at Coldwater, Ohio, this 3<sup>RD</sup> day of AUGUST, 2018.



SHIRLEY PLEIMAN  
Notary Public • State of Ohio  
My Commission Expires:  
July 18, 2019

  
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Notary Public

Instrument prepared by:  
MEIKLE, TESNO & LUTH, ATTYS.  
100 N. Main St., Celina, OH 45822