

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

SEP 27 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

SEP 27 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance Fee~~ 579<sup>30</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 9.27.18  
Deputy Aud. Date

## SURVIVORSHIP DEED

**Darren L. McAbee**, a single man, *the Grantor*, for valuable consideration paid, grants and conveys with general warranty covenants to **Nathan Stroh and Stephanie Stroh**, for their joint lives, remainder to the survivor of them, *the Grantees*, whose tax-mailing address is: 12831 Frysinger Road, Rockford, Ohio 45882, the following described premises:

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

Being a tract out of the southeast quarter of the northeast quarter, Fractional Section Three (3), Town Four (4) South, Range Two (2) East, Dublin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the southeast corner of the northeast quarter, Section 3, Town 4 South, Range 2 East, Dublin Township, said corner being a stone on the centerline of the Frysinger Road; thence North 00°15' East, on and along the centerline of the Frysinger Road, also being the East line of Section 3, Four Hundred Sixty-six and Forty-one Hundredths (466.41) feet to a railroad spike as the place of beginning. Thence continuing North 00°15' East, Three Hundred Ninety-six (396.00) feet to a harrow spike; thence North 89°45' West, Two Hundred Forty-four (244.00) feet to a survey stake; thence South 00°15' West, Three Hundred Ninety-six (396) feet to a 5/8-inch iron pin; thence South 89°45' East, Two Hundred Forty-four (244.00) feet to the place of beginning.

The aforescribed tract contains Two and Two Hundred Eighteen Thousandths (2.218) acres, more or less, subject to all highways and easements of record. All bearings for this parcel were turned from the centerline of the Frysinger Road, also being the East line of Section 3, established as North 00°15' East on previous surveys.

Parcel # 07-004600.0000


Tax Map # 02-03-200-006

Prior Deed Reference: Instrument No. 201600002790 Recorded 6/14/16 in the Recorder's Office of Mercer County, Ohio.

Grantees agree to be liable for and pay the real estate taxes and assessments due and payable commencing on the date of recording this document, and all thereafter.

Grantor grants and conveys all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Nathan Stroh and Stephanie Stroh** for their joint lives, remainder to the survivor of them. And the said **Darren L. McAbee**, the Grantor, *does hereby Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that she will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Darren L. McAbee** has hereunto set his hand on this 26<sup>th</sup> day of September, 2018.

  
\_\_\_\_\_  
**Darren L. McAbee**

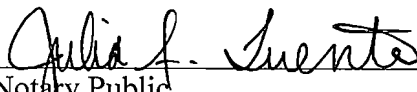
State of Ohio     )  
                              )ss  
County of Mercer)

**BE IT REMEMBERED**, that on this 26<sup>th</sup> day of September, 2018 before me the subscriber, a Notary Public in and for said county, personally came **Darren L. McAbee**, a single man, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



**JULIA A. TUENTE**  
Notary Public - State of Ohio  
My Commission Expires  
06-03-2023  
Recorded In Mercer County

  
\_\_\_\_\_  
Notary Public

This Instrument was prepared by: Matthew L. Gilmore, Attorney at Law, Gilmore and Delzeith Co., LPA, 118 West Market Street, Celina, Ohio 45822. Tel: (419) 586-8120 Fax: (419) 586-7122, St. Henry Office, 642 E. Main Street, St. Henry, Ohio 45883. Tel: (419) 733-9110.