

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 26 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 26 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee ^{588.00}
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP 10-26-18
Deputy Aud. Date

SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS, THAT JANE COZAD, an unmarried adult, the GRANTOR, in consideration of One Dollar (\$1.00) and other valuable considerations to her in hand paid by JARED M. ROLLINS and OLIVIA B. ROLLINS, the GRANTEES, whose tax mailing address is 3415 River Trail Road, Rockford, Ohio 45882, does hereby Grant, Bargain, Sell, and Convey to the said GRANTEES, JARED M. ROLLINS and OLIVIA B. ROLLINS, the GRANTEES, for their joint lives, remainder over in fee simple to the survivor of them, the following described real estate situate in the Township of Dublin, County of Mercer and State of Ohio, to-wit:

Parcel No. 1:

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, in Black Loon Reserve, Township 4 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at a railroad spike at the intersection of the centerlines of River Trail Road and Black Loon Road; thence, North 88° 53' 22" West, along the centerline of River Trail Road, a distance of 880.74 feet to a Mag nail. Said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence, continuing, North 88° 53' 22" West, along the last described line, a distance of 268.29 feet to a Mag nail; thence, North 00° 12' 30" East, a distance of 324.77 feet to a 5/8 inch iron bar; thence, South 88° 53' 22" East, a distance of 268.29 feet to a 5/8 inch iron bar; thence, South 00° 12' 30" West, a distance of 324.77 feet to the place of beginning.

Containing 2.000 acres of land more or less. Subject to all easements and right-of-way of record.

Minor Subdivision recorded: Instrument #200800000345.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated January 14, 2008. On file in the County Engineer's Office.

Parcel No 2:

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, in the Black Loon Reserve, Township 4 South, Range 2 East, being more particularly described as follows:

Commencing for reference at a railroad spike at the intersection of the centerlines of River Trail Road and Black Loon Road; thence, North 88° 53' 22" West, along the centerline of River Trail Road, a distance of 1149.03 feet to a Mag nail, said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence, continuing, North 88° 53' 22" West, along the last described line, a distance of 150.80 feet to a survey Pin at the southwest corner of a 81.93 acre parcel of land, and as described at official record Volume 136, Page 2460; thence North 00° 12' 30" East, along the west line of said 81.93 acre parcel, a distance of 324.77 feet to a 5/8 inch iron bar; thence, South 88° 53' 22" East, a distance of 150.80 feet to a 5/8 inch iron bar; thence, South 00° 12' 30" West, a distance of 324.77 feet to the place of beginning.

Containing 1.124 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

7764, dated December 1, 2007. On file in the County Engineer's Office.

No minor subdivision is required as this parcel is being added to Parcel No. 1, with no additional building site created.

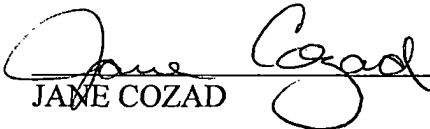
Minor Subdivision Map recorded as Instrument #200800000345 of the Mercer County, Ohio, Official Records.

Parcel Number	07-008600.0100	MINOR SUBDIVISION
Tax Map	02-05-300-008	
Prior Transfer:	Instrument #201500003259 and #200800006359	

and 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, for their joint lives, remainder over in fee simple to the survivor of them.

And the said GRANTOR, JANE COZAD, does hereby covenant and warrant that the title so conveyed is clear, free, and unincumbered, and that she will defend the same against all lawful claims of all persons whomsoever.


WITNESS my hand this 26th day of October, 2018


JANE COZAD

STATE OF OHIO:
COUNTY OF VAN WERT: SS:

On this 26th day of October, A.D., 2018, before me a Notary Public in and for said County, personally came JANE COZAD, the GRANTOR in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.


- Notary Public

This instrument prepared by:
Attorney Charles F. Koch
106 West Main Street
Van Wert, Ohio, 45891



MARK K. SCHUMM
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
11-04-2022
Recorded in
Van Wert County