

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 01 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

NOV 01 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 2450.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

Deputy Aud. Date

KS 11/1/2018

OHIO JOINT AND SURVIVORSHIP DEED

That the Grantor, **Joyce E. Cullers, Successor Trustee of the Paul E. Cullers Revocable Trust Agreement Dated September 23, 1995 (now an irrevocable trust due to the death of Paul E. Cullers); and Joyce E. Cullers, Trustee of the Joyce E. Cullers Revocable Trust Agreement Dated September 23, 1995**, for valuable consideration paid, grant, with general warranty covenants, to the Grantees, **Dennis R. Strawn and Betty K. Strawn, for their joint lives, remainder to the survivor of them**, whose tax mailing address is 7343 St. Rte. 197, Celina, OH 45822, the following property:

Situated in the Township of Franklin, County of Mercer and State of Ohio, bounded and described as follows:

PARCEL 1:

Being a part of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 20 of said Franklin Township, T6S, R3E, and more particularly described as follows:

Commencing at the East quarter post of said Section 20, which point is the intersection of the center lines of State Route 703 and Karafit Road; thence North 0° 30' West a distance of 828.75 feet to point "B" as shown on a survey made by B.R. Gebhart, Registered Surveyor, dated August 11, 1956, said point "B" being the place of beginning; thence South 88° 52' West a distance of 193.50 feet to point "C" on said survey; thence North 38° 23' West a distance of 283.40 feet to point "D" on said survey; thence North 38° 55' West a distance of 214.40 feet to point "E" on said survey; thence North 36° 50' West a distance of 164.15 feet to point "F" on said survey; thence North 29° 7' West a distance of 88.90 feet to point "G" on said survey; thence North 15° 5' West a distance of 115.30 feet to point "H" on said survey; thence North 0° 30' West a distance of 53.60 feet to the South line of Lakes Drive, as shown on said plat of Lakes Subdivision; thence North 89° 30' East a distance of 669.60 feet to the East line of said Section 20; thence South 0° 30' East a distance of 764 feet to the place of beginning, containing 8.37 acres, more or less.

**LESS AND EXCEPT THE FOLLOWING:** A strip of land 20 feet in uniform width off of the South end of the above described tract previously conveyed to Perry W. McCasland and Lila B. McCasland, said conveyance being dated the 5<sup>th</sup> day of July, 1957, and being recorded in Deed Volume 192, Page 69, Mercer County Recorder's Office, Celina, Ohio.

**ALSO, LESS AND EXCEPT THE FOLLOWING:** Beginning at an iron pin set on the East line of Section 20, said pin being North 89° 30' East a distance of twenty feet from the Southeast corner of Lot #20, LAKES SUBDIVISION ON GRAND LAKE; thence South 00° 30' East on and along the East line of Section 20 (centerline of Karafit Road) a distance of 121.36 feet to an iron pin; thence South 89° 30' West a distance of 596.74 feet to a point—this being the true place of beginning for this parcel; thence continuing South 89° 30' West a distance of 60.36 feet to an iron pipe set on the East line of State land; thence Northwesterly a distance of 35.73 feet to an iron pipe set 88.00 feet South 00° 30' East of the Southwest corner of Lot #11 of LAKES

SUBDIVISION ON GRAND LAKE; thence North 00° 30' West a distance of 63.00 feet to an iron pipe; thence North 89° 30' East a distance of 65.80 feet to a point; thence in a Southeasterly direction an approximate distance of 97.00 feet to the true place of beginning. Tract contains approximately .14 of an acre of land.

(The parties hereto intend the above described tract to be all of the area in the survey of B.R. Gebhart dated August 11, 1956, within the points "A" through "I" as set forth on said survey, excluding the real estate platted and recorded in Plat Book 7, Page 1, and also excluding said strip of land 20 feet wide of uniform width across the south end of the above described tract previously conveyed to Perry W. McCasland and Lila B. McCasland and the .14 acre tract out of the Northwest corner conveyed to Edward Bany and Alberta Bany, Deed Volume 238, Page 117.)

Premises is subject to the overflow of Grand Lake and the right of State of Ohio for reservoir lands, if any.

PARCEL NOS. 09-024600.0000 and 09-033100.0000  
TAX MAP NOS. 09-20-231-004 AND 09-20-283-001

PARCEL 2:

Situate in the Township of Franklin, County of Mercer, and State of Ohio, being a certain tract of land located in the East one-half (½) of the Northeast Quarter (1/4) of Section Twenty (20), Town Six (6) South, Range Three (3) East, and more definitely described as follows:

Beginning at an iron pin set on the East line of Section Twenty (20), said pin being North 89° 30' East a distance of Twenty (20) feet from the Southeast corner of Lot Number Twenty (20), "Lakes Sub-Division on Grand Lake"; thence South 00° 30' East on and along the East line of Section Twenty (20) (centerline of the Karafit Road) a distance of One Hundred Twenty-one and Thirty-six Hundredths (121.36) feet to an iron pin; thence South 89° 30' West a distance of Five Hundred Ninety-six and Seventy-four Hundredths (596.74) feet to a point, this being the TRUE PLACE OF BEGINNING for this parcel; thence continuing South 89° 30' West a distance of Sixty and Thirty-six Hundredths (60.36) feet to an iron pipe set on the East line of State land; thence Northwesterly a distance of Thirty-five and Seventy-three Hundredths (35.73) feet to an iron pipe set Eighty-eight (88) feet South 00° 30' East of the Southwest corner of Lot Number Eleven (11) of "Lakes Sub-Division on Grand Lake"; thence North 00° 30' West a distance of Sixty-three (63) feet to an iron pipe; thence North 89° 30' East a distance of Sixty-five and Eighty Hundredths (65.80) feet to a point; thence in a Southeasterly direction an approximate distance of Ninety-seven (97) feet to the true place of beginning.

Tract contains approximately Fourteen Hundredths (0.14) of an acre of land, more or less, subject to all conditions, restrictions, and easements of record.

PARCEL NO. 09-024800.0000 TAX MAP NO. 09-20-231-003

PARCEL 3:

Situated in the State of Ohio, the County of Mercer, the Township of Franklin, being part of Section 20, Township 6 South, Range 3 East, also being part of a certain Parcel No. 54-111B, as the same is shown of record on a plat prepared by the Jennings-Lawrence Co., Page 3 of 29, Plat 3, in the Records of Recorder's Office, Mercer County, Ohio, and being more particularly described as follows:

Beginning at a point in the Southerly line of Lake Drive (40 feet in width), at its intersection with the Easterly line of the above mentioned Parcel No. 54-111B; thence from said point of beginning South 01° 21' 29" West and along the Easterly line of

Parcel No. 54-111B, a distance of 95.00 feet to a point on the shoreline of Grand Lake St. Marys; thence North 15° 13' 15" West and along said shoreline, a distance of 99.30 feet to a point on the Southerly line of Lakes Drive if produced Westerly; thence South 88° 18' 01" East and along the Southerly line of Lakes Drive if produced Westerly, a distance of 28.38 feet to the place of beginning, containing 1345.81 square feet of land or 0.030 acres, subject to all easements and/or restrictions shown of record, also subject to all legal right-of-way.

The above described was based on a survey by the Jennings-Lawrence Co. in 1968.

"Subject to any and all outstanding easements, rights, permits and right-of-way license agreements for the installation and maintenance of gas lines, water lines, sewers, telephone, telegraph and power transmission lines, which may have been granted by the Department of Natural Resources, whether or not the same may be of record, and subject to the retention of any and all riparian and littoral rights by grantor, State of Ohio, and a flowage easement over the above described land."

**ALSO:** Situated in the Northeast Quarter of Section 20, Franklin Township, Mercer County, State of Ohio, and bounded and described as follows:

Being part of State Parcel No. 54-111B, as shown of record on a plat prepared by the Jennings-Lawrence Co., Page 3 of 29, Plat 3 of the Mercer County Recorder's Office, Mercer County, Ohio, and being more particularly described as follows:

Beginning at an iron pin marking the Southwest corner of Lot #11 of the Lakes Subdivision as recorded in Plat Book 7, Page 1 of the Mercer County Recorder's Office; thence South 01° 21' 29" West along the west end of Lakes Drive a distance of twenty and zero hundredths feet (20.00') to an iron pin for the TRUE POINT OF BEGINNING; thence continuing South 01° 21' 29" West along the west end of Lakes Drive a distance of twenty and zero hundredths feet (20.00') to an iron pin; thence North 88° 18' 01" West a distance of twenty-eight and thirty-three hundredths feet (28.33') to a point; thence North 15° 13' 15" West a distance of twenty and ninety hundredths feet (20.90') to a point; thence South 88° 18' 01" East along the north line of Parcel No. 54-111B a distance of thirty-four and thirty hundredths feet (34.30') to the place of beginning, containing 0.014 acres (626 square feet), more or less.

Said tract being subject to all highways and any other easement or restriction of record.

Description prepared from a survey of this tract by Eric C. Thomas, Registered Surveyor No. 7326.

"Subject to any and all outstanding easements, rights, permits and right-of-way license agreements for the installation and maintenance of gas lines, water lines, sewers, telephone, telegraph and power transmission lines, which may have been granted by the Department of Natural Resources, whether or not the same may be of record, and subject to the retention of any and all riparian and littoral rights by grantor, State of Ohio, and a flowage easement over the above described land."

PARCEL NO. 09-022500.0100

TAX MAP NO. 09-20-231-002

**PARCEL 4:**

Being Lot Number Twenty-seven (27) of Grandhaven Subdivision as the same appears upon the recorded plat thereof, of record in Plat Book 7, Page 17, of the Plat Records of Mercer County, Ohio, and including any right, title and interest in any rights of way and roads in the subdivision, and all rights to the channel, if any.

PARCEL NO. 09-030700.0000

TAX MAP NO. 09-20-277-020

Subject to legal highways and easements, conditions, and restrictions of record.

Last transfers of record appear at Instruments #201000003847 and #201800003848, Mercer County Recorder's Official Records.

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

Witness our hands this 30 day of OCTOBER, 2018.

Joyce E. Cullers  
Joyce E. Cullers, Successor Trustee of  
the Paul E. Cullers Revocable Trust  
Agreement Dated September 23, 1995  
(now an irrevocable trust due to the  
death of Paul E. Cullers)

Joyce E. Cullers  
Joyce E. Cullers, Trustee of the  
Joyce E. Cullers Revocable Trust  
Agreement Dated September 23, 1995

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Joyce E. Cullers, Successor Trustee of the Paul E. Cullers Revocable Trust Agreement Dated September 23, 1995, and Joyce E. Cullers, Trustee of the Joyce E. Cullers Revocable Trust Agreement Dated September 23, 1995, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed as such Trustee/Successor Trustee.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Celina, Ohio, this 30 day of OCTOBER, 2018.

Steven J. Schmidt  
Notary Public

This instrument prepared by:  
Meikle, Tesno & Luth, Attys.  
100 N. Main St., Celina, OH 45822



**Steven J Schmidt**  
Notary Public- State of Ohio  
My Commission Expires June 2, 2019