

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 14 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 14 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 645⁸⁰
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 11-14-18
Deputy Aud. Date

JOINT & SURVIVORSHIP DEED

1-11282

KNOW ALL MEN BY THESE PRESENTS, THAT MATTHEW LEE

BALLOU and JENNIFER KNOUS-BALLOU, Husband and Wife, the Grantors,
for valuable consideration **PAID, GRANT,** with general warranty
covenants, to **BRIAN KEITH ARCHER and MICHELLE ARCHER, the Grantees,**
for their joint lives, remainder to the survivor of them, whose
mailing address will be **5541 Johnston Rd., Celina, OH 45822,** the
following real property, to-wit:

SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF MERCER, AND STATE OF OHIO, and bounded and described as follows:

Being a part of the South half of Section Thirteen (13), Town Six (6) South, Range Two (2) East, Butler Township, Mercer County, Ohio, and more particularly described as follows:

Commencing for reference at a stone (found) at the South quarter corner of Section Thirteen (13); thence South 88° 45' 00" East along the South line of Section Thirteen (13) for a distance of Five Hundred Ninety-five and Forty Hundredths (595.40) feet to a railroad spike (found) on the centerline of Johnston Road; thence North 04° 43' 00" West along the centerline of Johnston Road for a distance of Five Hundred Eight (508.00) feet to a PK nail (found); thence North 88° 45' 00" West a distance of Thirty and Sixteen Hundredths (30.16) feet to a concrete monument (found) at the Southeast corner of Water's Edge Subdivision, Phase I, said monument being the **POINT OF BEGINNING** for the parcel herein described; thence South 04° 43' 00" East along the West right of way line of Johnston Road for a

distance of Fifty-five and Seventy Hundredths (55.70) feet to a Five-eighths (5/8) inch re-rod with cap (set); thence along a tangent curve to the right (concave to the Northwest), said curve having a radius of Thirty-five (35.00) feet, a central angle which measures 95° 41' 00", a chord which bears South 43° 07' 14" West and chord which measures Fifty-one and Eighty-nine Hundredths (51.89) feet, for a total arc length of Fifty-eight and Forty-five Hundredths (58.45) feet to a Five-eighths (5/8) inch re-rod with cap (set); thence North 89° 02' 16" West for a distance of One Hundred Twenty-six and Fifty-three Hundredths (126.53) feet to a Five-eighths (5/8) in re-rod with cap (set); thence North 00° 57' 44" East for a distance of Ninety-four and Sixty-eight Hundredths (94.68) feet to a Five-eighths (5/8) inch re-rod with cap (found) at the Southwest corner of Water's Edge Subdivision, Phase I; thence South 88° 45' 00" East along the South line of the aforesaid Subdivision, for a distance of One Hundred Fifty-five and Eighty-five Hundredths (155.85) feet to the POINT OF BEGINNING, **containing therein 14,802 square feet to 0.340 acres.**

KNOWN AS: 5541 Johnston Rd., Celina, OH 45822
PPN: #02-000600.0101 Map: #08-13-400-031

MINOR SUBDIVISION

Prior Deed Reference: Instrument #201300006032

AND Matthew Lee Ballou and Jennifer Knous-Ballou, Husband and Wife, the Grantors, who hereby release all right and expectancy of dower herein, have set their hands on the day and year below indicated.

X 
Matthew Lee Ballou

X 
Jennifer Knous-Ballou

STATE OF Ohio COUNTY OF Auglaize, SS:

BE IT REMEMBERED that on this 25 day of October, 2018, before me, a Notary Public in and for said county and state, personally came **Matthew Lee Ballou, Husband of Jennifer Knous-Ballou**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on the year and day last aforesaid.



X Amy L Lauth
NOTARY PUBLIC: Amy L Lauth
STATE OF: Ohio
COUNTY OF: Auglaize
MY COMMISSION EXPIRES: 10-28-22

STATE OF Ohio, COUNTY OF Auglaize, SS:

BE IT REMEMBERED that on this 30 day of October, 2018, before me, a Notary Public in and for said county and state, personally came **Jennifer Knous-Ballou, Wife of Matthew Lee Ballou**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on the year and day last aforesaid.



X Rhonda S Burger
NOTARY PUBLIC: Rhonda S. Burger
STATE OF: Ohio
COUNTY OF: Auglaize
MY COMMISSION EXPIRES: 12-19-22

PREPARED BY:
Kenneth E. Hitchen
Attorney at Law
510 W. South St.
St. Marys OH 45885

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR OTHER EVIDENCE OF TITLE.