

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

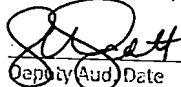
JAN 07 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 07 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 1260.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
 1/7/19
Deputy Auditor Date

OHIO JOINT AND SURVIVORSHIP DEED

That the Grantor, **Greg C. Tobe**, a married man, for valuable consideration paid, grant, with general warranty covenants, to the Grantees, **Adam J. Pottkotter and Ashley M. Pottkotter**, for their joint lives, remainder to the survivor of them, whose address is 418 E. Broadway St. Fort Recovery, OH 45846, the following real property:

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

Being a minor subdivision situated in Gibson Township, Mercer County, Ohio, and part of the south half of the southeast quarter of Section 16, Township 15 North, Range 1 East, and also being a part of the lands of Martin and Rose Tobe (Deed Book 317, Page 1018, Office of the Recorder) being more particularly described as follows:

Commencing at an iron pin over a stone at the northeast corner of the south half of the southeast quarter of said Section 16; thence N 89°28'40" W, 1810.97 feet along the north line of the south half of the southeast quarter of said Section 16 and also being the present corporation line for the Village of Fort Recovery to a P.K. nail set in the centerline of State Route 49 as the Point of Beginning; thence S 13°09'41" E, 288.90 feet along the centerline of State Route 49 to a P.K. nail; thence N 89°07'05" W, 324.32 feet through the land of Tobe, passing through an iron pin at 30.92 feet, to an iron pin; thence N 60°51'14" W, 286.90 feet through the land of Tobe to an iron pin; thence N 44°40'17" W, 200.40 feet through the land of Tobe to an iron pin on the north line of Tobe; thence S 89°28'40" E, 649.99 feet along the north line of the south half of the southeast quarter of said Section 16 and also being the south line of William Snyder et. al. (Deed Book 310, Page 830, Office of the Recorder) passing thru a wood cornerpost at 619.0 feet to the Point of Beginning.

Containing 3.31 acres of land, more or less, subject to all easements and right-of-way of record.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated April 2, 1992, on file in the County Engineer's and Recorder's Offices.

Minor Subdivision Reference: Deed Book 320, Page 654, Deed Records of Mercer County, Ohio.

PARCEL NO. 16-015400.0100


TAX MAP NO. 13-16-451-001


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

Last transfer of record appears at Instrument#201400003251, of the Mercer County Official Records.

The Grantor, Greg C. Tobe, a married man, and his spouse, Nicole Tobe, release all rights of dower herein.

Witness my hand this 28th day of December, 2018.


Greg C. Tobe


Nicole Tobe

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Greg C. Tobe and Nicole Tobe, a married couple, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Mercer, Ohio, this 28 day of December, 2018.


Notary Public



Mary Lou Stammen
Notary Public-State of Ohio
My Comm. Exp. 9-6-2020

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