

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 01 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 01 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee \$ 367.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 2/1/19
Deputy Aud. Date

SURVIVORSHIP DEED

THEODORE D. HECKMAN and CAROL H. HECKMAN, husband and wife, of Auglaize County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to **BRENT R. HESS and SARA L. HESS, husband and wife, for their joint lives, remainder to the survivor of them**, whose tax mailing address is 6456 Oldeng Rd. Maria Stein, OH. 45860, the following described Real Estate:

TRACT 1:

Being Lot Number Nine (9) in Ballinger's Park in the Southwest Quarter of the Southwest Quarter of Section 20, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, as recorded in Plat Book 4, Page 7, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: Being a part of Lot Number 9 in Ballinger's Park, beginning at the Southwest corner of said Lot Number 9;

Thence North 24°03'41" East, along the West line of said Lot Number 9, a distance of 24.00 feet to a 5/8 inch iron bar;

Thence South 63°12'22" East, a distance of 48.61 feet to a 5/8 inch iron bar in the South Line of said Lot Number 9, thence West, along the South line, of said Lot Number 9 a distance of 53.18 feet to the place of beginning, containing 0.014 acre of land, more or less;

TRACT 2:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Southwest Quarter of the Southwest Quarter of Section 20, Township 6 South, Range 3 East, being more particularly described as follows: Commencing for reference at a 5/8 inch iron bar at the Northwest corner of Lot Number 10 of Ballinger's Park as recorded in Plat Book 4, Page 7;

Thence North 24°03'41" East, along the west line of said Ballinger's Park, a distance of fifty-six and 85/100 (56.85) feet to a 5/8 inch iron bar, said point being the place of beginning for the parcel to be conveyed by this instrument;

SURVIVORSHIP DEED (THEODORE D. & CAROL H. HECKMAN TO BRENT R. & SARA L. HESS) 2

Thence continuing North 24°03'41" East, along the last described line, a distance of 41.71 feet to the Northwest corner of said Ballinger's Park;

Thence West a distance of 61.19 feet to a point in the property line of the State of Ohio as shown on sheet 9 of 29 of a survey of Grand Lake St. Marys by Jennings-Lawrence Company, dated 1968, on file in the County Recorder's Office;

Thence South 39°47'57" West, along said State property line, a distance of 49.58 feet to a point;

Thence East, a distance of 75.91 feet to the place of beginning, containing .060 acres of land, more or less, subject to all easements and rights-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated June, 1979, on file in the Engineer's Office.

Subject to all conditions, restrictions, limitations, easements, and rights-of-way imposed thereon, including those found in Deed Volume 284, Page 489 which relate to water and sewer easements and assessments.

TRACT 3

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

Being part of Lot Number Nine (9) in Ballinger's Park in the Southwest Quarter of the Southwest Quarter of Section 20, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, as recorded in Plat Book 4, Page 7, being more particularly described as follows:

Beginning at the Southwest corner of said Lot Number 9;

Thence North 24°03'41" East, along the West line of said Lot Number 9, a distance of 24.00 feet to a 5/8 inch iron bar;

Thence South 63°12'22" East, a distance of 48.61 feet to a 5/8 inch iron bar in the South line of said Lot Number 9;

Thence West, along the South line of said Lot Number 9, a distance of 53.18 feet to the place of beginning, containing 0.014 acre of land, more or less.

SURVIVORSHIP DEED (THEODORE D. & CAROL H. HECKMAN TO BRENT R. & SARA L. HESS) 3

TRACT 4

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

Beginning at a 5/8 inch iron bar at the Northwest corner of Lot Number 10 of Ballinger's Park as recorded in Plat Book 4, Page 7;

Thence East along the north line of Lots numbered 10 and 12, a distance of 66.57 feet to a 5/8 inch iron bar;

Thence North a distance of 30.00 feet to a 5/8 inch iron bar in the South line of Lot Number 9;

Thence West along the South line of said Lot Number 9, a distance of 53.18 feet to the Southwest corner thereof;

Thence South 24°03'41" West, a distance of 32.85 feet to the place of beginning, containing 0.041 acre of land, more or less.

TRACT 5

Situate in the Township of Franklin, County of Mercer and State of Ohio:

Being a parcel of land in the Southwest Quarter of the Southwest quarter of Section 20, Township 6 South, Range 3 East, being more particularly described as follows:

Beginning at a 5/8 inch iron bar at the Northwest corner of Lot Number 10 of Ballinger's Park as recorded in Plat Book 4, Page 7;

Thence North 24°03'41" East, along the west line of said Ballinger's Park, a distance of 56.85 feet to a 5/8 inch iron bar;

Thence West a distance of 75.91 feet to a point in the property line of the State of Ohio as shown on sheet 9 of 29 of a survey of Grand Lake St. Marys by Jennings-Lawrence Company, dated 1968, on file in the County Recorder's Office;

Thence South 39°47'57" West, along said State property line, a distance of 67.57 feet to a point;

Thence East a distance of 95.98 feet to the place of beginning, containing 0.102 acre of land, more or less, subject to all easements and right-of-way of record.

SURVIVORSHIP DEED (THEODORE D. & CAROL H. HECKMAN TO BRENT R. & SARA L. HESS) 4

Parcel No. 09-057700.0000

Map No. 09-20-351-004

Parcel No. 09-057700.0100

Map No. 09-20-351-005

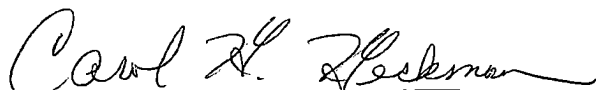
Last Transfer: Instrument No. 201300004528, Recorder's Office of Mercer County, Ohio.

Real estate taxes and assessments shall be pro-rated to the date of closing.

IN WITNESS WHEREOF, the said **THEODORE D. HECKMAN** and **CAROL H. HECKMAN**, husband and wife, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 23rd day of Jan., 2019.



Theodore D. Heckman



Carol H. Heckman

STATE OF OHIO, COUNTY OF MERCER, SS:

On this 23rd day of Jan., 2019, before me, a Notary Public, personally came **THEODORE D. HECKMAN** and **CAROL H. HECKMAN**, husband and wife, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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



RANDALL BRUNS
NOTARY PUBLIC • STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 1, 2021


Notary Public