

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 11 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 11 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 42.00
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
Deputy Aud. Date

2-11-19

SURVIVORSHIP DEED - From a Corporation

KNOW ALL PERSONS BY THESE PRESENTS

That, **Investacorr, Inc.**, a corporation incorporated under the laws of the State of Ohio, for valuable consideration paid, grants with general warranty covenants to

Brian J. Westgerdes and Terri K. Westgerdes, husband and wife,
for their joint lives, remainder to the survivor of them

whose tax mailing address is 5201 Lindsey Avenue, Celina, Ohio 45822, the following real property:

Situated in the **TOWNSHIP** of **BUTLER**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being a parcel of land located in the northeast quarter of the southeast quarter of Section 24, Township 6 South, Range 2 East, Butler Township, Mercer County, Ohio, and described as follows:

Commencing at a Stone found at the northeast corner of the northeast quarter of the southeast quarter of said Section 24;

Thence North 89° 11' 11" West (Basis of Bearings) along the North line of southeast quarter of Section 24, a distance of seven hundred forty-four and ninety-six hundredths feet (744.96') to a P.K. Nail Set;

Thence South 00° 48' 02" West along the east property line of Kevin J. Hein, Vol. 313, Pg. 530, a distance of one hundred and forty-nine hundredths feet (101.49') to an Iron Pin Set;

Thence South 88° 03' 41" East along the east property line of Kevin J. Hein, Vol. 313, Pg. 530, a distance of twenty-seven and ninety-nine hundredths feet (27.99') to an Iron Pin Set;

Thence South 06° 24' 43" East along the east property line of Kevin J. Hein, Vol. 313, Pg. 530, a distance of two hundred seventy-eight and thirty-three hundredths feet (278.33') to an Iron Pin Set;

Thence South 37° 05' 48" East along the east property line of Kevin J. Hein, Vol. 313, Pg. 530, a distance of thirty-four and ninety-four hundredths feet (34.94') to an Iron Pin Set, for the TRUE POINT OF BEGINNING;

Thence North 62° 28' 42" East a distance of one hundred eighty-six and eighty-eight hundredths feet (186.88') to an Iron Pin Set;

Thence, Southwesterly along the Right of Way line of Lindsey Avenue a distance of twelve and sixty-two hundredths feet (1.62') along the arc of a curve to the right having a radius of fifty and zero hundredths feet (50.00') and a chord distance of twelve and fifty-nine hundredths feet (12.59') and a bearing of South 33° 54' 10" East to an iron pin;

Thence, Southeasterly along the Right of Way line of Lindsey Avenue a distance of one hundred five and thirty-two hundredths feet (105.32') along the arc of a curve to the left having a radius of sixty and zero hundredths feet (60.00') and a chord distance of ninety-two and thirty-one hundredths feet (92.31') and a bearing of South 09° 09' 13" East to an Iron Pin Set;

Thence South 30° 31' 41" West a distance of one hundred thirty-nine and sixty-three hundredths feet (139.63') to an Iron Pin Set;

Thence North 37° 05' 48" West a distance of one hundred sixty-nine and eight-eight hundredths feet (169.88') to the TRUE POINT OF BEGINNING, containing 0.412 acres of land more or less.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in October, 2005, and is on file with the Mercer County Engineer's Office.

Minor Subdivision Map filed in Instrument #200700000997, Mercer County Recorder's Records.

Tax Parcel I.D. #02-009800.0203 / Tax Map #08-24-400-009

Grantor and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

Prior Instrument Reference: Official Record Volume 161, Page 2075, Mercer County Recorder's Records.

Dated this 5th day of February, 2019.

Investacorr, Inc.

By:

Randall K. Bruns
Randall K. Bruns – its President

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, a notary public in and for said County and State, personally appeared the above named **Randall K. Bruns, President of Investacorr, Inc.**, an Ohio corporation, who acknowledged that he did sign the foregoing instrument, and that the same is the free act and deed of said Corporation, and the free act and deed of him personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Celina, Mercer County, Ohio, this 5th day of February, A.D. 2019.

Debra L. Abels

Notary Public for Ohio

My Commission:



DEBRA L. ABELS

Notary Public, State of Ohio

My Commission Expires Dec. 18, 2020
Recorded in Mercer County

This instrument prepared by: Knapke Law Office, LLC, 115 N. Walnut St., Celina, Ohio 45822
At Request of: Bruns Realty Group, 127 W. Sycamore St., Suite 5, Coldwater, OH 45828