

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 01 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 01 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance Fee~~ 150⁵⁰
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 3-1-19
Deputy Aud. Date

SURVIVORSHIP DEED

Ethan D. Alspaugh, a married man of Denton County, Texas, the Grantor, for valuable consideration paid, grants and conveys with general warranty covenants to **Michael Riley Geurkink** and **Karissa D. Geurkink**, as joint tenants with full rights of survivorship, the Grantees, whose tax-mailing address is: 1838 U.S. Rte. 33, Rockford, Ohio 45882 the following described premises:

Situated in the Township of Blackcreek, County of Mercer and State of Ohio to wit:

Being a tract of land situated in the Northwest quarter (1/4) of the Northeast quarter (1/4) of Section Three (3) Range One (1) East, Town Four (4) South, Blackcreek Township, Mercer County, Ohio, more definitely described as follows:

Beginning at a point "E" in the centerline of State and U.S. Route 33, a distance of Five Hundred Sixty-one and Eleven Hundredths (561.11) feet Southeast of the intersection of the Samples Road and Route 33 in the Northwest quarter (1/4) of the Northeast (1/4) of Section Three (3) Range One (1) East, Town Four (4) South, Blackcreek Township, Mercer County, Ohio; thence South 64°06' East along the centerline of Route 33 a distance of One Hundred (100) feet to point "F"; thence South 63°26' East along the centerline of Route 33 a distance of One Hundred (100) feet to a point "G"; thence South 62°40' East along the centerline of Route 33 a distance of One Hundred (100) feet to point "H"; thence South 61°58' East along centerline of Route 33 a distance of One Hundred (100) feet to point "H"; thence South 61°58' East along the centerline of Route 33 a distance of One Hundred (100) feet to point "T"; thence South 61°20' East along the centerline of Route 33 a distance of Seventy-three and Eighty-four Hundredths (73.84) feet to a point "J"; thence South 61°04' East along the centerline of Route 33 a distance of Sixty-eight and Sixty-eight Hundredths (68.68) feet to a point "A"; thence South 27°00' West a distance of One Hundred Sixty (160) feet to point "B"; thence North 63°00' West a distance of Five Hundred Forth (540) feet to point "C"; thence North 26°05' East a distance of One Hundred Sixty-four and Twenty-five Hundredths (164.25) feet to the point of beginning.

Points "E, F, C, H, I, J, and A" are centerline stations used by the State Highway Department on Location Plan of State and U.S. Route 33; recorded in Plat Book 4, Page 66, Mercer County Recorder's Records. Tract contains Two and One-Hundredths (2.01) acres of land and is subject to legal right of way of State and U.S. 33 on the North. Be the same more or less.

Subject to and together with all easements, restrictions and legal highways, if any, of record.

Parcel # 01-001700.0000

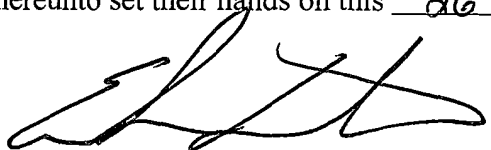
Tax Map # 01-03-200-002

Prior Deed Reference: Instrument No. 200600005933 recorded 10/4/06 in the Deed Records of Mercer County, Ohio.

Grantees agree to be liable for and pay the real estate taxes and assessments due and payable commencing on the date of recording this document, and all thereafter.

Ethan D. Alspaugh and **Mary Jo Alspaugh**, his wife, Grantors, hereby grant and convey all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises and release all rights and expectancy to dower rights to the said property; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Michael Riley Geurkink and Karissa D. Geurkink**. Grantors do hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

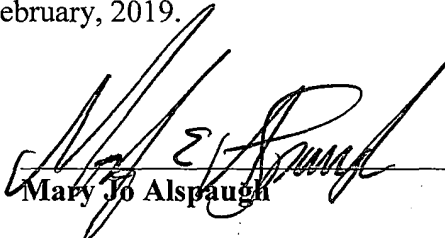
IN WITNESS WHEREOF, the said **Ethan D. Alspaugh** and **Mary Jo Alspaugh** have hereunto set their hands on this 26th day of February, 2019.



Ethan D. Alspaugh

State of Texas

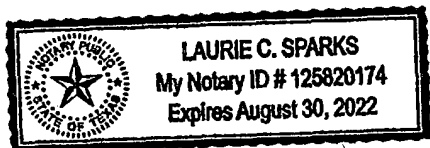
County of Collin ss:



Mary Jo Alspaugh

BE IT REMEMBERED, that on this 26th day of February, 2019 before me the subscriber, a Notary Public in and for said county, personally came **Ethan D. Alspaugh**, a married man, and **Mary Jo Alspaugh**, his wife, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.


Notary Public

This Instrument was prepared by: Matthew L. Gilmore Attorney at Law, Gilmore and Delzeith Co., LPA, 118 West Market Street, Celina, Ohio 45822. Tel: (419) 586-8120 Fax: (419) 586-7122, St. Henry Office, 642 E. Main Street, St. Henry, Ohio 45883. Tel: (419) 733-9110.