

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 18 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAR 18 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 700.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
RS 3/18/2019  
Deputy Aud. Date:

# Know All Men by These Presents:

(Joint and Survivorship Deed)

**THAT Michelle Dues fka Michelle May, married, of Mercer County, Ohio**

for valuable consideration paid, *Grants With General Warranty Covenants To*

**Robert Rammel and Elizabeth Rammel, husband and wife  
for their joint lives, remainder to the survivor of them  
whose tax mailing address is 506 State Route 49, Ft. Recovery, Ohio 45846**

the following described real estate:

Situate in the Village of Ft. Recovery, in the County of Mercer, and the State of Ohio,  
to-wit:

**TRACT ONE:** Being part of Out Lot 5 in the Wiggs Addition to the Incorporated Village of Ft. Recovery, County of Mercer, and State of Ohio, and part of Section 16, Township 15, Range 1 East, Gibson Township, Mercer County, Ohio, commencing Thirteen (13) feet West and Two Hundred Forty (240) feet South of a stone located in the Southeast corner of Lot Number Thirty (30) in Wiggs Addition to the Incorporated Village of Ft. Recovery and Gibson Township, Mercer County, Ohio; thence East One Hundred Eighty-nine (189) feet to the center of the State Route 49; thence Southeasterly along said road Seventy (70) feet; thence West Two Hundred One and One-half (201½) feet; thence North Sixty-eight and One-half (68½) feet to the place of beginning, **containing Thirty-one Hundredths (0.31) of an acre, more or less**, in Section Sixteen (16), Town Fifteen (15), Range One (1) East.

**TRACT TWO:** Being part of Out Lot 5 in Wiggs Addition to Village of Ft. Recovery and part of Section 16, Township 15, Range 1 East, Gibson Township, and beginning at a point Thirteen (13) feet West and Ten (10) rods and Fourteen (14) feet North of the Southeast corner of Out Lot Number Five (5), Wiggs Addition to the Village of Ft. Recovery, Ohio, Gibson Township Side; thence East Thirteen (13) feet to the East line of said Out Lot Number Five (5), and continuing a distance of Twelve (12) rods and Six (6) feet to the center of the Greenville and Recovery Road; thence along the center of said road a sufficient distance to make the parcel herein conveyed Ten (10) feet wide; thence West Thirteen (13) feet in Out Lot Number Five (5), Wiggs Addition, to the Southwest corner of the parcel herein conveyed; thence North Ten (10) feet to the place of beginning.

Deed Reference: Volume OR126, Page 2311, Mercer County Official Records.

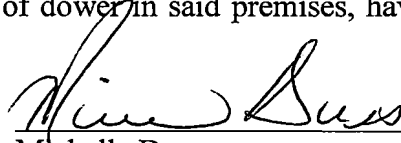
Tax ID #17-009000.0000

Tax Map #13-16-251-003

Real estate taxes and assessment are prorated to date of closing

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Robert Rammel and Elizabeth Rammel**, their heirs and assigns forever. And the said Grantor, **Michelle Dues**, does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that she will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Michelle Dues and Larry G. Dues, her husband**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 18th day of March, 2019.


  
\_\_\_\_\_  
Michelle Dues

  
\_\_\_\_\_  
Larry G. Dues

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 18th day of March, 2019, before me, the subscriber, a notary public in and for said State, personally **Michelle Dues and Larry G. Dues, her husband**, 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 official seal on the day and year last aforesaid.

  
\_\_\_\_\_  
Notary Public



PAULA J. BARHORST  
Notary Public, State of Ohio  
My Commission Exp. Mar. 9, 2024