

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 27 2019


MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 27 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 262.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

 3/27/19
Deputy Aud. Date

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Arletha M. Donovan**, a married woman, the Grantor, for valuable consideration PAID, GRANT, with general warranty covenants, to **Aaron M. Hart and Alyssa D. Hart**, the Grantees, for their joint lives, remainder to the survivor of them, whose tax mailing address is 10071 Township Line Road., Rockford, OH 45882 the following-described real estate, to -wit:

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

Being a part of the South One-half (A) of the Southeast Quarter (1/4) of Section Thirty-six (36), Town Four (4) South, Range One (1) East, and more particularly described as follows:

Commencing at an iron pipe marking the Southeast corner of said Section Thirty-six (36), said pipe also being on the centerline of Township Line Road; thence with the East line of Section Thirty-six (36) and the centerline of Township Line Road North 1 degree 00' East Four Hundred Thirty-three and Ten Hundredths (433.10) feet to a point marked by a capped nail in the center of Bridge No. 16T47, said point being the PLACE OF BEGINNING for this description; thence with the center of an open ditch North 81 degrees 40' West Sixty-seven and Eighty Hundredths (67.80) feet to a point; thence continuing with the center of said open ditch North 59 degrees 22' West One Hundred Twenty-four and Ten Hundredths (124.10) feet to a point; thence North 1 degree 00' East Four Hundred Fifty and Thirty Hundredths (450.30) feet to an iron pipe, said line passing an iron pipe at Twenty-eight and Fifty Hundredths (28.50) feet at the top of the bank of said open ditch; thence South 89 degrees 00' East One Hundred Seventy-five (175) feet to a capped nail in the East line of said Section Thirty-six (36) and the centerline of Township Line Road, said line passing an iron pipe at One Hundred Fifty-five (155) feet; thence with the East line of said Section Thirty-six (36) and the centerline of Township Line Road South 1 degree 00' West Five Hundred Twenty (520) feet to the place of beginning, containing One and Ninety-nine Hundredths (1.99) acres, more or less, subject to all legal highways and easements of record.

Prior Instrument Reference No. 201500003305 recorded in Mercer County, Ohio
Recorder's Official Records.


Property Address: 10071 Township Line Road, Rockford, OH 45882


Tax parcel: 01-047100.0000

Map: 01-36-400-004

Deed is given as fulfillment of a LAND CONTRACT recorded 02/27/2018, as Instrument
201700000950.

And, **Arletha M. Donovan** and **James Loescher**, Wife and Husband, the Grantors
who hereby release all right and expectancy of dower herein, have set their hands on the day
and year below indicated.


Arletha M. Donovan



James Loescher

STATE OF OHIO,
COUNTY OF MERCER, SS:

The foregoing instrument was acknowledged before me this 26 day of March,
2019 by **Arletha M. Donovan**, spouse of **James Loescher** and by **James Loescher**,
spouse of **Arletha M. Donovan**.



KAREN TESTER
Notary Public - State of Ohio
My Commission Expires
01-30-2021
Recorded in Mercer County


Notary Public

Prepared By:
Peter R. VanArsdel, Atty
118 N. Main St., Celina, OH 45822
Phone: 419-953-9003