

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 02 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 02 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 326.60
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

4-2-19

OHIO SURVIVORSHIP DEED

Know All Men By These Presents

That, **Mark E. Stephenson and Twyla J. Stephenson, husband and wife**, for valuable consideration paid, grants with general warranty covenants, to

Keith T. Boeckman and Odessa H. Boeckman, husband and wife,
for their joint lives, remainder to the survivor of them

whose tax mailing address is 4924 Burrville Road, Coldwater, Ohio 45828, the following real property:

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

Being the West One-half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-nine (29), Township Four (4) South, Range One (1) East, Blackcreek Township, containing eighty (80) acres, more or less, subject to all roadways and easements of record,

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Being a part of Parcel #01-038700.0000 (Prior Deed Referenced in Instrument #201700004911) & a part of Parcel #01-038700.0100 (Prior Deed Referenced in Instrument #200600000140) and being a part of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 29, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio, more particularly described as follows:

Beginning at an existing #5 Rebar at the SW corner of the SE $\frac{1}{4}$ of Section 29; thence the following courses:

1. N 01°-44'-47" E with the W line of the SE $\frac{1}{4}$ of Section 29, 291.51' to set #5 Rebar, passing an existing #5 Rebar at 34.95';
2. S 88°-45'-43" E, 333.61' to a set #5 Rebar;

3. S 01°-44'-47" W, 291.51' to a Mag Nail set on the S line of the SE ¼ of Section 29 (centerline of State Route 707), passing a #5 Rebar set at 261.51';
4. N 88°-45'-43" W with said fractional section line, 333.61' to the POINT OF BEGINNING.

The above described parcel contains 2.232 acres, more or less, which 2.075 acres are in Parcel #01-038700.0000 and 0.157 acres are in Parcel #01-038700.0100, and of which 0.230 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on Ohio State Plane – North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on June 15, 2018. All markers called for above are in place.

SUBJECT to the following Ingress/Egress Easement:

Being a part of Parcel #01-038700.0100 and being a part of the W ½ of the SE ¼ of Section 29, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio (Prior Deed Referenced in Instrument #200600000140), more particularly described as follows:

Commencing at an existing #5 Rebar at the SW corner of the SE ¼ of Section 29; thence S 88°-45'-43" E with the S line of the SE ¼ of Section 29 (centerline of State Route 707), 313.61' to a point; thence the following courses:

1. N 01°-44'-47" E, 291.51' to a point;
2. S 88°-45'-43" E, 20.00' to a set #5 Rebar;
3. S 01°-44'-47" W, 291.51' to a Mag Nail set on the S line of the SE ¼ of Section 29 (centerline of State Route 707), passing a #5 Rebar set at 261.51';
4. N 88°-45'-43" W with said fractional section line, 20.00' to the POINT OF BEGINNING.

The above described parcel contains 0.134 acres, more or less, and has the sole purpose of creating an ingress/egress easement and is not intended for the transfer of ownership of real estate.

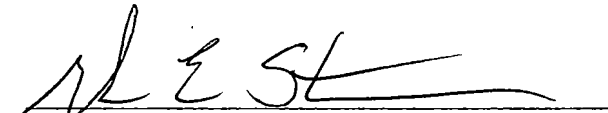
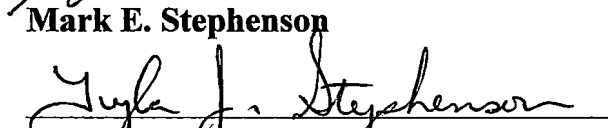
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Containing after said exception 77.768 acres of land, more or less.

Tax Parcel I.D. #01-038700.0100 / Tax Map #01-29-400-006

And for valuable consideration **Mark E. Stephenson and Twyla J. Stephenson, husband and wife**, do hereby remise and release unto the said Grantees, their and assigns, all their right and expectancy of DOWER in the above described premises.

3/25/19
Dated


Mark E. Stephenson

Twyla J. Stephenson

STATE OF CALIFORNIA - COUNTY OF ORANGE – ss:

See Acknowledgment attached hereto and incorporated herein by reference the same as if fully rewritten herein.

See Attached
Certificate

MAR 25 2019

☒ Acknowledgment
☐ Jurat
☐ Copy Certificate

This instrument prepared by: Knapke Law Office, LLC, 115 N. Walnut St., Celina, OH 45822

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

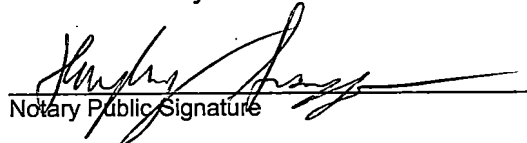
County of Orange }

On March 25, 2019 before me, Hayley George - Notary Public,
(Here insert name and title of the officer)

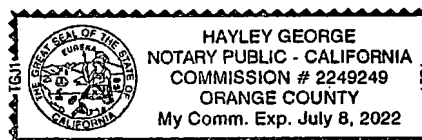
personally appeared Mark E. Stephenson and Twyla J. Stephenson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Ohio survivorship Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date 3/25/19

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.