

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 02 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

MAY 02 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 157.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

*RS* 5/2/2019  
Deputy Aud. Date

## SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS that **Kelly J. Black**, an unmarried person, the Grantor herein, for valuable consideration paid, grants with general warranty covenants to **Brennen T. Bader and Paige Bader**, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 841 Hemlock Street, Celina, Ohio 45822, the following described real property:

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

Being a parcel of land situated in Center Township, Mercer County, Ohio, and in the Southwest quarter of Section 27, Township 5 South, Range 3 East, being more particularly described as follows:

Commencing at a cornerstone at the South quarter post of said Section 27; thence North 88° 52' 15" West, 338.58 feet along the South line of the Southwest quarter of said Section 27 and also being the centerline of Oldtown Road to a Mag nail set as the point of beginning; thence continuing North 88° 52' 15" West, 194.68 feet along the last described line to a Mag nail set; thence North 01° 07' 45" East, 279.70 feet and passing through an iron pin with cap set at 20.00 feet to an iron pin with cap set; thence South 88° 52' 09" East, 194.68 feet to an iron pin with cap set; thence South 01° 07' 45" West, 279.69 feet and passing through an iron pin with cap set at 259.69 feet to the point of beginning, containing 1.250 acres of land, more or less, subject to all valid easements and rights-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated August 29, 2006, on file in the County Engineer's Office.

Prior Instrument Reference: Instrument No. 201700006019 and  
Instrument No. 201800003818

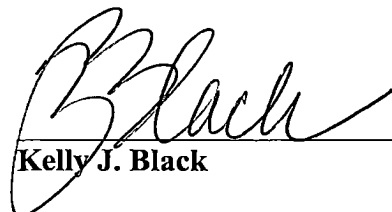
Tax Parcel Number: 06-058700.1601

Tax Map Number: 06-27-300-007

Address of Property: 7709 Oldtown Road, Celina, OH 45822

Grantor has paid the January and July 2019 installments of real estate taxes and assessments, and Grantees agree to assume and pay all real estate taxes and assessments beginning with the January 2020 installment.

**Kelly J. Black** has hereunto set her hand on the day and year set forth in the acknowledgment.

  
\_\_\_\_\_  
**Kelly J. Black**

**STATE OF OHIO, COUNTY OF MERCER, ss:**

Before me, a Notary Public in and for said State, personally appeared **Kelly J. Black, an unmarried person**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 1<sup>ST</sup> day of MAY, 2019.

SEAL

  
\_\_\_\_\_  
Notary Public, State of Ohio

**THOMAS D. LAMMERS, Attorney At Law**  
Notary Public- State of Ohio  
My Commission Has No Expiration  
Section 147.03 ORC

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)  
113 East Market Street, P.O. Box 404  
Celina, OH 45822