

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 09 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 09 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 448.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
KS 5/9/2019
Deputy Aud. Date

OHIO JOINT AND SURVIVORSHIP DEED

That the Grantors, **Steven W. Piper and Lisa K. Piper**, husband and wife, for valuable consideration paid, grant, with general warranty covenants, to the Grantees, **Christopher A. Triplett and Kayla M. Triplett, for their joint lives, remainder to the survivor of them**, whose address is 8022 State Route 197, Celina, OH 45822, the following real property:

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

TRACT 1

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the south half of the southeast quarter of Section 21, Township 5 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at a "P.K." nail at the southeast corner of said Section 21-

Thence, west, along the south line of the southeast quarter of said Section 21, a distance of two hundred ninety-eight (298.00) feet to a "P.K." nail. Said point being the place of beginning for the parcel to be conveyed by this instrument-

Thence, continuing, west, along the last described line, a distance of eight hundred six and 09/100 (806.09) feet to an iron pin in a monument box at the intersection of the south line of the southeast quarter and the centerline of State Route 197-

Thence, north 51°38'30" east, along the centerline of said State Route 197, a distance of three hundred forty-seven and 84/100 (347.84) feet to an iron pipe in a monument box-

Thence, north 47°37'44" east, along the centerline of State Route 197, a distance of two hundred ten and 02/100 (210.02) feet to a "P.K." nail-

Thence, south 22°23'43" east, a distance of one hundred seventy-seven and 84/100 (177.84) feet to a 5/8 inch iron bar-

Thence, east, a distance of three hundred ten and 42/100 (310.42) feet to a 5/8 inch iron bar-

Thence, south, a distance of one hundred ninety-two and 97/100 (192.97) feet to the place of beginning.

Containing 3.500 acres of land more or less. Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated November 7, 1996, and on file in the County Engineer's Office.

Parcel No. 06-048400.0100

Map No. 06-21-400-010

TRACT 2

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

Commencing at the southeast corner of Section 21, Town 5, Range 3 East; thence north 0°15' east 379.95 to a point; thence north 42°1' west 437.91 feet to a point on the centerline of state route 197; thence south 48° west on and along the centerline of state route 197 a distance of 724 feet to a point; thence south 52° west continuing along the centerline of state route 197 a distance of 346.83 feet to a point on the south line of said section 21; thence east on the section line to the place of beginning and containing 10 acres, more or less, without survey, but subject to all easements thereon.

Less and except the following:

Being a parcel of land situated in Center Township, Mercer County, Ohio in the southeast quarter of the southeast quarter of Section 21, Township 5 South, Range 3 East, being more particularly described as follows:

Commencing for reference at the corner stone at the southeast corner of said section 21; thence north 00°15' east along the east line of the southeast quarter of section 21, a distance of three hundred seventy-nine and 95/100 (379.95) feet to a patented survey stake at the south point of a triangular shaped parcel of ground conveyed to Michael Adams by deed recorded in volume 250, page 274, thence north 42°01' west along said Adam's west line, a distance of one hundred forty-six and 80/100 (146.80) feet to a 5/8 inch iron bar. Said point being the place of beginning.

Thence continuing north 42°01' west along Adam's west line, a distance of two hundred ninety-one and 02/100 (291.02) feet to a mine spike in the centerline of state route 197; thence south 47°59'48" west along the centerline of said state route 197, a distance of two hundred seventy-two and 04/100 (272.04) feet to a mine spike; thence south 42°50'06" east, a distance of three hundred eight and 77/100 (308.77) feet to a 5/8 inch iron bar; thence north 44°11'54" east, a distance of two hundred sixty-eight and 24/100 (268.24) feet to the place of beginning.

Containing 1.858 acres of land more or less. Subject to all easements and right of ways of record.

Also less and except the following:

Being a parcel of land situated in Center Township, Mercer County, Ohio in the south half of the southeast quarter of Section 21, Township 5 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at a "p.k." nail at the southeast corner of Section 21; thence west along the south line of the southeast quarter of said Section 21, a distance of two hundred ninety-eight (298.00) feet to a "p.k." nail. Said point being the place of beginning.

Thence, continuing west along the last described line; a distance of eight hundred six and 09/100 (806.09) feet to an iron pin in a monument box at the intersection of the south line of the southeast quarter and the centerline of State Route 197; thence north 51°38'30" east along the centerline of said State Route 197, a distance of three hundred forty-seven and 84/100 (347.84) feet to an iron pipe in a monument box, thence north 47°37'44" east, along the centerline of State Route 197, a distance of two

hundred ten and 02/100 (210.02) feet to a "p.k." nail; thence south 22°23'43" east, a distance of one hundred seventy-seven and 84/100 (177.84) feet to a 5/8 inch iron bar; thence, east, a distance of three hundred ten and 42/100 (310.42) feet to a 5/8 inch iron bar; thence south a distance of one hundred ninety-two and 97/100 (192.97) feet to the place of beginning.

Containing 3.500 acres more or less.

Subject to all easements and right of way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated November 7, 1996 and on file in the Mercer County Engineer's Office.

Also less and except the following:

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the southeast quarter of the southeast quarter of Section 21, Township 5 South, Range 3 East. Being more particularly described as follows:

Beginning at a Mag nail at the southeast corner of said Section 21-

Thence, North 88°40'16" West, along the centerline of Howick Road, a distance of 283.00 feet to a Mag nail-

Thence, North 01°19'44" East, a distance of 192.97 feet to a 5/8 inch iron bar-

Thence, North 00°24'03" West, a distance of 102.39 feet to a 5/8 inch iron bar-

Thence, North 45°09'58" East, a distance of 268.24 feet to a 5/8 inch iron bar-

Thence, South 41°03'30" East, a distance of 147.37 feet to a 5/8 inch iron bar-

Thence, South 01°11'03" West, along the east line of the southeast quarter of said Section 21, a distance of 379.95 feet to the place of beginning.

Containing 2.650 total acres of land more or less. Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated May 27, 2014. On file in the Mercer County Engineer's Office.

Containing after said exceptions 1.992 acres of land, more or less.

Parcel No. 06-048400.0000


Map No. 06-21-400-009


Last transfer of record appears at Instrument#201800001866, Official Records, Mercer County Recorder's Office.

Grantee shall pay the June 2019 installment of real estate taxes and assessments and all taxes due and payable thereafter.

The Grantors, Steven W. Piper and Lisa K. Piper, husband and wife, release all rights of dower herein.

Witness our hands this 7 day of May, 2019.



Steven W. Piper


Lisa K. Piper

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Steven W. Piper and Lisa K. Piper, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at CELINA, Ohio, this 7 day of MAY, 2019.


Notary Public

Instrument prepared by:
MEIKLE, TESNO & LUTH, ATTYS.
100 N. Main St., Celina, OH 45822



Steven J Schmidt
Notary Public- State of Ohio
My Commission Expires June 2, 2019