

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

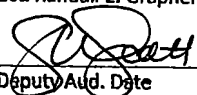
JUL 03 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 03 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee ^{\$}588.⁰⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
 7/3/19
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Jeffrey J. Timmerman and Caryn L. Timmerman, husband and wife, of
Mercer County, Ohio

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

Russell O. Homan and Lori L. Homan, husband and wife,
for their joint lives, remainder to the survivor of them,
whose tax mailing address is 308 S. Cedar Street, Coldwater, Ohio 45828

the following described real estate:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, in the
Southeast Quarter of the Northeast Quarter of Section 17, Township 6 South, Range 2
East. Being more particularly described as follows:

Commencing for reference at the cornerstone at the southeast corner of the Northeast
Quarter of said Section 17; thence, North 01°24'57" East, along the east line of the
Northeast Quarter of said Section 17 and the centerline of Burkettsville-St. Henry
Road, a distance of 1162.46 feet to spindle. Said point being the place of beginning for
the parcel of land to be conveyed by this instrument; thence, continuing, North
01°24'57" East, along the last described line, a distance of 165.29 feet to a spindle;
thence North 88°29'43" West, along the north line of the Southeast Quarter of the
Northeast Quarter of said Section 17, a distance of 658.99 feet to a 5/8 inch iron bar;
thence, South 01°24'57" West, a distance of 165.29 feet to a 5/8 inch iron bar; thence
South 88°29'43" East, a distance of 658.99 feet to the place of beginning.

Containing 2.501 acres of land, more or less. Subject to all easements and right-of-
way of record. Referenced as Tract "2A" on the Rammel Survey. Minor Subdivision
recorded in Volume OR 175, Page 2425.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor
7764, dated July 31, 2003. On file in the County Engineer's Office.

Tax ID #03-008100.0000
Tax Map #08-17-200-006

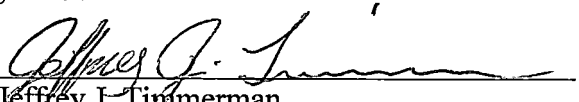
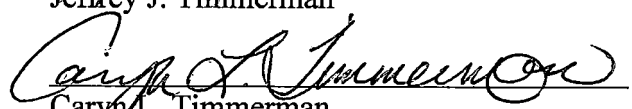
Deed Reference: Instrument #200700000836, Mercer County Recorder's Office.

Real estate taxes and assessments shall be prorated to date of closing.

And all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To
have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said
Grantees, **Russell O. Homan and Lori L. Homan**, their heirs and assigns forever. And the said
Grantors, **Jeffrey J. Timmerman and Caryn L. Timmerman**, do hereby *Covenant and Warrant*

that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, the said **Jeffrey J. Timmerman and Caryn L. Timmerman, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 2nd day of July, 2019.


Jeffrey J. Timmerman

Caryn L. Timmerman

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 2nd day of July, 2019, before me, the subscriber, a notary public in and for said State, personally came **Jeffrey J. Timmerman and Caryn L. Timmerman, husband and wife**, 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

