

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 30 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

AUG 30 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 476.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

8/30/19
Deputy Aud. Date

OHIO SURVIVORSHIP DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, **Eric Kuhn and Heather Kuhn, husband and wife**, for valuable consideration, paid, grants, with general warranty covenants, to

Levi A. Pocan and Kendra L. Pocan, husband and wife,
for their joint lives, remainder to the survivor of them

whose tax mailing address is 180 West Main Street, Montezuma, Ohio 45866, the following real property:

Situated in the **VILLAGE of MONTEZUMA, TOWNSHIP of FRANKLIN, COUNTY of MERCER,** and **STATE of OHIO**, to-wit:

Being part of Out-Lot 13 (unrecorded) of the Village of Montezuma, Ohio, and part of the southeast quarter of Section 30, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at a stone reference at the east quarter post of Section 30, Town 6 South, Range 3 East, Franklin Township; thence South 89° 54' 38" West along the half section line, also being the corporation line of the Village of Montezuma, Ohio, 1059.45 feet to a point on the west line of the parcel being described; thence South 00° 12' 35" East 16.50 feet to an iron pin found at the southeast corner of the lands described in Deed Volume 305, Page 912, and being the point of beginning for this survey; thence North 89° 54' 38" East, 142.11 feet to an iron pin set at the southwest corner of the lands described in Deed Volume 272, Page 336; thence North 06° 55' 05" West, 156.73 feet to an iron pin found; thence South 72° 09' 15" West along the South line of State Route 219, 129.91 feet to an iron pin found at the northeast corner of the lands described in Deed Volume 305, Page 912; thence South 00° 12' 35" East, 116.00 feet to the place of beginning.

The afore described parcel contains 0.419 of an acre, more or less, of which 0.053 of an acre lays outside the corporation of Montezuma, Ohio, in the southeast quarter of Section 30, the parcel being conveyed is shown on a plat of survey filed with the Mercer County Engineer, and is known as part of out-lot 13 and part of the southeast quarter of Section 30 and last descried in Deed Volume 209, Page 656, and Volume 286, Page 820.

All bearings for this description were turned from the south line of State Route 219, as established on a previous survey by Gordon L. Geeslin.

This survey description was prepared by Roy F. Thompson, Jr., Registered Surveyor 5379.

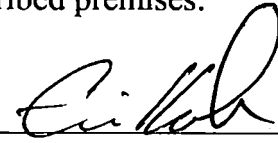
Tax Parcel I.D. #14-002100.0000 / Tax Map #09-30-277-005
Tax Parcel I.D. #09-130100.0000 / Tax Map #09-30-426-001

Prior Instrument Reference: Instrument #201700004636, Mercer County Recorder's Records.

Grantors and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

And for valuable consideration **Eric Kuhn and Heather Kuhn, husband and wife**, do hereby remise and release unto the said Grantees, their heirs and assigns, all their right and expectancy of dower in the above described premises.

Dated: **August 29, 2019**



Eric Kuhn



Heather Kuhn

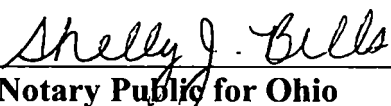
STATE OF OHIO – COUNTY OF MERCER – ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Eric Kuhn and Heather Kuhn, 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 hereunto set my hand and official seal at Celina, Mercer County, Ohio, on this 29th day of August, A.D. 2019.



SHELLY J. BILLS
Notary Public, State of Ohio
My Commission Expires
March 10, 2022
Recorded in Mercer County



Notary Public for Ohio
My Commission:
Expires March 10, 2022
Shelly J. Bills