

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 11 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED.

OCT 11 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee ⁵⁴²₅₀
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 10-11-19
Deputy Aud. Date

SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS that NATHAN J. FORTKAMP and JAMIE M. FORTKAMP, formerly known as Jamie M. Niekamp, Husband and Wife, Grantors, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by KIRA DANIELLE DALE and JEFFREY JOHN DALE, Grantees, do hereby Grant, Bargain, Sell and Convey to the said KIRA DANIELLE DALE and JEFFREY JOHN DALE, for their joint lives, remainder to the survivor of them, his or her heirs and assigns forever, whose tax-mailing address is 804 Sharpsburg Road, Fort Recovery, Ohio 45846, the following real property:

Being Parcel #17-010180.0000 & 17-008700.0000 and being a part of the NE ¼ of Section 16, Town 15 North, Range 1 East, Gibson Township, Village of Fort Recovery, Mercer County, Ohio (Prior Deed Referenced in Inst. #201600002495), more particularly described as follows:

Commencing at an existing Railroad Spike at the intersection of the centerlines of State Route 49 and Sharpsburg Road; thence S 49°-39'-18" W with the centerline of Sharpsburg Road, 470.00' to Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. Continuing S 49°-39'-18" E with said centerline, 366.50' to an existing Railroad Spike;
2. N 88°-49'-18" W, 271.61' to a point;
3. N 14°-39'-24" W, 92.81' to a point, as referenced by an existing 1 - ½" Iron Pipe at N 57°-56'-59" W, 13.54', passing an existing axle at 2.36';
4. N 06°-18'-55" E, 142.76' to the POINT OF BEGINNING.

The above described parcel contains 0.776 acres, more or less, of which 0.233 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 September 17, 2019. All markers called for above are in place.

Tax Parcel Numbers: 17-008700.0000 and 17-010180.0000

Tax Map Numbers: 13-16-252-003 and 13-16-252-004

Last Transfer: Instrument #201600002495, Official Records, Recorder's Office,
Mercer County, Ohio.

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, for their joint lives, remainder to the survivor of them, his or her heirs and assigns forever.

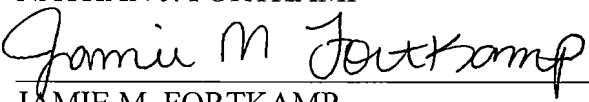
And the said NATHAN J. FORTKAMP and JAMIE M. FORTKAMP, Husband and Wife, do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unencumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

The real property described above is conveyed subject to, and there are excepted from the general warranty covenants, the following:

1. All easements, covenants, conditions and restrictions of record;
2. All legal highways;
3. Zoning, building and other laws, ordinances and regulations;
4. Real estate taxes and assessments not yet due and payable; and
5. Rights of tenants in possession.

Executed on this 4th day of October, 2019, by NATHAN J. FORTKAMP and JAMIE M. FORTKAMP, formerly known as Jamie M. Niekamp, Husband and Wife.


NATHAN J. FORTKAMP


JAMIE M. FORTKAMP,
formerly known as Jamie M. Niekamp

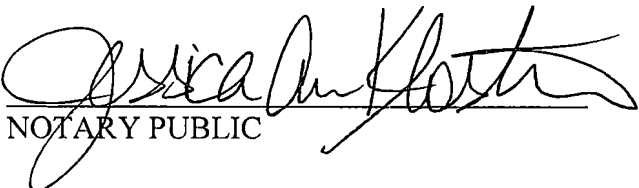
STATE OF OHIO)
)SS:
COUNTY OF Darke

The foregoing instrument was acknowledged before me this 4th day of October, 2019, by NATHAN J. FORTKAMP and JAMIE M. FORTKAMP, who acknowledged that they did sign the foregoing instrument and that the same was their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Official Seal on the day and year aforesaid.



JESSICA ANN KLOSTERMAN
Notary Public-State of Ohio
My Comm. Exp. Mar. 07, 2020


NOTARY PUBLIC

This instrument prepared by Nathan D. Hosek, Attorney at Law, 121 W. Third Street, Greenville, Ohio 45331. (EXECUTED OUTSIDE THE PRESENCE OF)