

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 28 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 28 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 664 70
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 10-28-19
Deputy Aud. Date

OHIO SURVIVORSHIP DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, **Donald R. Miller and Lorna K. Miller, husband and wife**, for valuable consideration, paid, grants, with general warranty covenants, to

John A. Roberts and Julie M. Roberts, husband and wife,
for their joint lives, remainder to the survivor of them

whose **TAX MAILING ADDRESS** is 310 West Vine Street, Coldwater, Ohio 45828, the following real property:

Situated in the **VILLAGE** of **COLDWATER**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Lot Number 665 in Selhorst Third Addition as the same appears upon the recorded plat of the Village of Coldwater, Mercer County, Ohio.

ALSO:

Being a parcel of land situated in the Village of Coldwater, Butler Township, Mercer County, Ohio, in the northeast quarter of the southeast quarter of Section 28, Township 6 South, Range 2 East. Being more particularly described as follows:

Beginning at a $\frac{5}{8}$ inch iron bar at the southeast corner of Lot Number 665 of Selhorst 3rd Addition as recorded in Plat Book 5, Page 26; Thence, North $01^{\circ} 17' 48''$ East, along the East line of said Number 665, a distance of seventy-six and $09/100$ (76.09) feet to a $\frac{5}{8}$ inch iron bar; Thence, South $89^{\circ} 19' 49''$ East, a distance of nineteen and $95/100$ (19.95) feet to a $\frac{5}{8}$ inch iron bar; Thence, South $01^{\circ} 17' 48''$ West, a distance of seventy-six and $10/100$ (76.10) feet to a $\frac{5}{8}$ inch iron bar; Thence, North $89^{\circ} 18' 18''$ West, along the North line of Vine Street, a distance of nineteen and $95/100$ (19.95) feet to the place of beginning.

Containing 1518 square feet 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 October 28, 1997, on file in the County Engineer's Office.

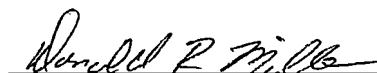
Tax Parcel I.D. #05-105300.0000/ Tax Map #08-28-427-026

Prior Instrument Reference: Official Record Volume 202, Page 2611, Mercer County Recorder's Records.

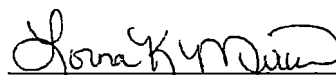
Grantors and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

And for valuable consideration **Donald R. Miller and Lorna K. Miller, 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: October 26, 2019



Donald R. Miller



Lorna K. Miller

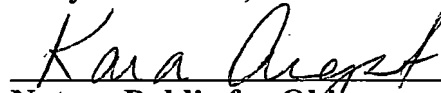
STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Donald R. Miller and Lorna K. Miller, 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 26th day of October, A.D. 2019.



Kara August
Notary Public - State of Ohio
My Commission Expires: July 2, 2023
Recorded in Mercer County



Notary Public for Ohio

My Commission:

July 2, 2023

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822