

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

NOV 04 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

NOV 04 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

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

RP 11-4-19  
Deputy Aud. Date

## SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS that **Lori Schlarman, an unmarried person**, the Grantor herein, for valuable consideration paid, grants with general warranty covenants, to **Lori Schlarman and Jeremy L. Rose, for their joint lives, remainder to the survivor of them**, whose tax mailing address is 1084 Fox Road, Ft. Recovery, Ohio 45846, the following described real property:

Situated in the Township of Gibson, County of Mercer and State of Ohio, to-wit:

**Tract 1:**

Situated in the Township of Gibson, County of Mercer and State of Ohio, to-wit:

Being a part of Parcel Number 16-032200.0000 and being a part of the Northwest Quarter of Section 27, Town 15 North, Range 1 East, Gibson Township, Mercer County, Ohio (Prior Deed Referenced in Instrument No. 200700007361), more particularly described as follows:

Commencing at an existing #5 Rebar at the Northwest corner of Section 27; thence South 88° 03' 54" East, with the North line of the Northwest Quarter of Section 27 (centerline of Fox Road), 843.94' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. Continuing South 88° 03' 54" East with said North line, 292.73' to an existing Mag Nail;
2. South 01° 56' 06" West, 595.22' to a set #5 Rebar, passing an existing #5 Rebar at 20.00';
3. North 88° 03' 54" West, 292.73' to a set #5 Rebar;
4. North 01° 56' 06" East, 595.22' to the POINT OF BEGINNING, passing a set #5 Rebar at 575.22'.

The above described parcel contains 4.000 acres, more or less, of which 0.134 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 November 03, 2017. All markers called for are in place.

**MINOR SUBDIVISION PLAT RECORDED WITH INSTRUMENT #201800000175.**

**Tract 2:**

Being a parcel of land situated in Gibson Township, Mercer County, Ohio, in the Northwest quarter of Section 27, Township 15 North, Range 1 East, being more particularly described as follows:

Commencing for reference at a Mag nail found at the Northwest corner of said Section 27; thence South 88° 03' 59" East along the North line of the Northwest quarter of said Section 27 and the centerline of Fox Road, a distance of 255.29 feet to a Mag nail found. Said point being the place of beginning for the parcel of land to be conveyed by this instrument;

thence continuing South 88° 03' 59" East along the last described line a distance of 588.65 feet to a Mag nail found at the Northwest corner of a 4.000 acre parcel of land conveyed to Lori Schlarman by deed recorded at Instrument #201800000175;

thence South 01° 56' 01" West along the West line of Schlarman's 4.000 acre parcel a distance of 229.16 feet to a 5/8 inch iron bar set;

thence North 88° 03' 59" West a distance of 176.02 feet to a 5/8 inch iron bar set;

thence North 01° 56' 01" East a distance of 76.68 feet to a 5/8 inch iron bar set;

thence North 88° 03' 59" West, passing through a 5/8 inch iron bar set at 313.53 feet, a total distance of 353.53 feet to a point in the centerline of State Route 49, said point being in a curve to the right having a radius of 7161.98 feet;

thence Northwesterly along said curve to the right and the centerline of State Route 49, an arc distance of 163.53 feet to the place of beginning. The chord to the last described call bears North 19° 15' 11" West a distance of 163.53 feet.

Containing 2.268 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 October 2, 2019, on file in the County Engineer's Office.

PRIOR INSTRUMENT REFERENCES: Instrument #201800000175 and  
Instrument #20190000 5042

TAX PARCEL NUMBER: 16-032200.0200

TAX MAP NUMBER: 13-27-100-007

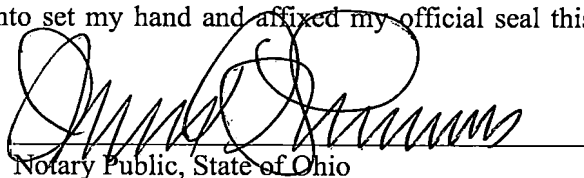
Lori Schlarman has hereunto set her hand on the day and year set forth in the acknowledgment.

  
Lori Schlarman

**STATE OF OHIO, COUNTY OF MERCER, ss:**

Before me, a Notary Public in and for said State, personally appeared the above-named Lori Schlarman, an unmarried person, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal this 1<sup>ST</sup> day of NOVEMBER, 2019.



Notary Public, State of Ohio

**THOMAS D. LAMMERS , Attorney At Law**  
Notary Public- State of Ohio  
My Commission Has No Expiration  
Section 147.03 ORC

SEAL

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)  
113 East Market Street, P.O. Box 404, Celina, OH 45822  
Telephone: 419-586-6442