

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

DEC 23 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

DEC 23 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 1166<sup>30</sup>  
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 12-23-19  
Deputy Aud. Date

**FIDUCIARY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** that **TONYA MOORMAN, Executor of the Estate of PATRICIA P. LITMER**, by the power conferred by her Will, and every other power, for valuable consideration paid, grants with fiduciary covenants, to **TREY BARLAGE and CLAIRE BARLAGE, husband and wife, for their joint lives, remainder to the survivor of them**, whose tax mailing address is 4061 Watkins Road, Fort Recovery, Ohio 45846, the following REAL PROPERTY:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN**

This deed is executed, acknowledged and delivered by the grantor and accepted by the grantees subject to all easements, restrictions and covenants of record, applicable building, zoning and use regulations, and grantees assume and agree to pay the January 2020, installment of taxes and assessments and thereafter.

Prior Instrument Reference: Vol. 334, Pg. 171 of the Deed Records of Mercer County, Ohio.

Executed this 23<sup>rd</sup> day of December, 2019.

  
\_\_\_\_\_  
**TONYA MOORMAN, EXECUTOR OF THE  
ESTATE OF PATRICIA P. LITMER**

**STATE OF OHIO, COUNTY OF** Mercer, SS:

BE IT REMEMBERED, That on this 23<sup>rd</sup> day of December, 2019, before me, the subscriber, a Notary Public in and for said State, personally came, **TONYA MOORMAN, Executor of the Estate of PATRICIA P. LITMER**, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal this day and year aforesaid.



RANDALL BRUNS  
NOTARY PUBLIC - STATE OF OHIO  
MY COMMISSION EXPIRES AUGUST 1, 2021

  
\_\_\_\_\_  
Notary Public

This instrument was prepared by SARAH G. WORLEY, Attorney at Law, DUNGAN & LEFEVRE, CO., LPA, 210 W. Main Street, Troy, OH 45373 (937) 339-0511.

**EXHIBIT "A"**

**UNDIVIDED ONE-THIRD (1/3) INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE:**

Situated in the County of Mercer in the State of Ohio and in the Township of Granville:

In the west half of the southwest quarter of Section 27, Township 15 north, Range 2 East. Being more particularly described as follows:

Beginning at a ¾ inch iron bar at the southwest corner of said Section 27;

Thence, north, along the west line of the southwest quarter of said Section 27 and the centerline of Tobe Road, a distance of two hundred ninety-one and 19/100 (291.19) feet to a railroad spike;

Thence, South 89° 04' 40" east, a distance of three hundred forty-nine and 57/100 (349.57) feet to a 5/8 inch iron bar;

Thence, south, a distance of two hundred ninety-one and 19/100 (291.19) feet to a railroad spike;

Thence, north 89° 04' 40" west, along the south line of the southwest quarter of said Section 27 and the centerline of Watkins Road, a distance of three hundred forty-nine and 57/100 (349.57) feet to the place of beginning.

Containing 2.336 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 Gordon L. Geeslin, Registered Surveyor 5372, dated February 7, 1985, on file in the County Engineer's Office.

**TAX NUMBER:** 20-061100.0000

**MAP NUMBER:** 14-27-300-002

**PROPERTY ADDRESS:** 4061 WATKINS ROAD, FORT RECOVERY, OH 45846