

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

FEB 25 2020

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

FEB 25 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance Fee~~ 472<sup>50</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  
Deputy Aud. Date

2-25-2020

## OHIO SURVIVORSHIP DEED

### KNOW ALL PERSONS BY THESE PRESENTS

That, Joy L. Miller, an unmarried woman, for valuable consideration, paid, grants, with general warranty covenants, to

**Mary Bieber and Brian Bieber, wife and husband,  
for their joint lives, remainder to the survivor of them**

whose **TAX MAILING ADDRESS** is 405 Ross Street, Middletown, Ohio 45044-5057, the following real property:

Situated in the **TOWNSHIP** of **FRANKLIN**, **COUNTY** of **MERCER**, **STATE** of **OHIO**, and bounded and described as follows:

Situated in the Northwest Quarter of Section 20, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and being a part of the Lots 14 and 14A of Turtle Neck Point as described in Mercer County Deed Records Volume 289, Page 425 and Volume 287, Page 374 and being more particularly described as follows:

Beginning at an iron pin at the southwest corner of Lot 14 of Turtle Neck Point as recorded in Mercer County Plat Book 4, Page 59, said iron pin being the TRUE POINT OF BEGINNING for the tract described herein; thence North 35° 51' 36" East 60.00 feet to an iron pipe; thence South 53° 57' 52" East, 76.00 feet to an iron pin; thence South 31° 17' 14" West 50.17 feet to an iron pin; thence South 53° 57' 53" East 35.66 feet to an iron pin; thence South 53° 11' 19" West 10.47 feet to an iron pipe; thence North 53° 57' 53" West 112.54 feet to the point of beginning, passing through an iron pipe at 32.54 feet, containing 0.116 acres, more or less (5041 square feet) being subject to all legal easements and highways of record. This description was prepared from an actual survey completed May 1987 by Jerry R. Garrison Registered Surveyor #6859.


ALSO: A boat dock on the South part of Lot 14A as described above. Also known as Boat Dock Number 24841 as assigned by Ohio Department of Natural Resources, Grand Lake St. Marys, Mercer County, Ohio.

Tax Parcel I.D. #09-044700.0000 / Tax Map #09-20-177-002

Prior Instrument Reference: Instrument #201700005247, Mercer County Recorder's Records.

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

Dated Feb 24, 2020

  
Joy L. Miller

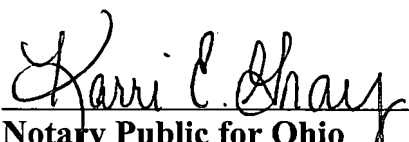
**STATE OF OHIO - COUNTY OF MERCER - ss:**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Joy L. Miller, an unmarried woman**, 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 official seal at **Celina, Mercer County, Ohio**, on this 24 day of February, A.D. 2020.



**KARRI E. GRAY**  
Notary Public • State of Ohio  
My Commission Expires:  
November 13, 2021  
Recorded in Mercer County

  
Notary Public for Ohio  
My Commission: