

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 13 2020

MERCER COUNTY  
TAX MAP DEPARTMENT

SURVEY TO BE RECORDED  
WITH THIS DOCUMENT

TRANSFERRED

APR 13 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 430 <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 4-13-2020  
Deputy Aud. Date

## OHIO SURVIVORSHIP DEED

### Know All Persons By These Presents

That, **Robert K. Woodford and Lisa Ann Woodford, husband and wife**, for valuable consideration paid, grants with general warranty covenants, to

**Jeremy M. Koester and Kalie L. Koester, husband and wife,**  
**for their joint lives, remainder to the survivor of them**

whose tax mailing address is 214 North Cedar Street, Coldwater, Ohio 45828, the following real property:

Situated in the **TOWNSHIP** of **BUTLER, COUNTY** of **MERCER** and **STATE** of **OHIO**:

Being a parcel of land situated in Butler Township, Mercer County, Ohio, and in the northeast & southeast quarters of Section 18, Township 6 South, Range 2 East, being more particularly described as follows:

Commencing at a cornerstone at the east quarter post of said Section 18, being the Point of Beginning;

Thence S 01° 44' 17" W, 50.20 feet along the east line of the southeast quarter of said Section 18 and also being the centerline of Gause Road to a Mag nail set;

Thence N 88° 15' 43" W, 318.44 feet and passing through an iron pin with cap set at 20.00 feet to an iron pin with cap set;

Thence N 01° 46' 39" E, 290.27 feet to an iron in with cap set;

Thence S 88° 12' 51" E, 318.44 feet and passing through an iron pin with cap set at 298.44 feet to a Mag nail set;

Thence S 01° 47' 09" W, 239.80 feet along the east line of the northeast quarter of said Section 18 and also being the centerline of Gause Road to the Point of Beginning, containing 2.121 acres of land more or less, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated March 16, 2020, on file in the County Tax Map Office.

Minor Subdivision Map attached hereto.

**MINOR SUBDIVISION**

Tax Parcel I.D. #02-005700-0100 / Tax Parcel I.D. #08-18-200-002

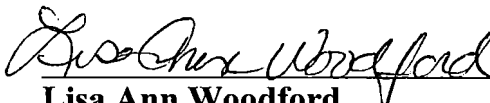
Prior Instrument Reference: Official Record Volume 190, Page 2570, Mercer County Recorder's Records.

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 **Robert K. Woodford and Lisa Ann Woodford, 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: April 13, 2020


  
Robert K. Woodford

  
Lisa Ann Woodford

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

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Robert K. Woodford and Lisa Ann Woodford, 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 13<sup>th</sup> day of April, A.D. 2020.

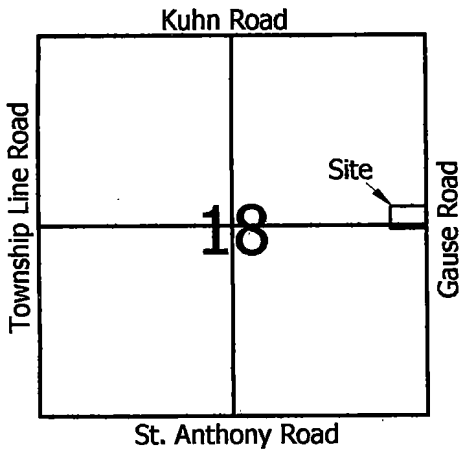
  
Notary Public for Ohio  
My Commission:

Jeffrey P. Knapke-Attorney at Law  
Notary Public-State of Ohio  
My Commission has no expiration date  
Section 147.03 R.C.

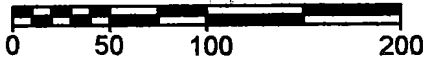
SEAL

08-18-200-002

-003



Scale: 1" = 100'



**Legend:**

- Cornerstone @ the NE corner of Section 18
- Cornerstone @ the SE corner of Section 18
- Cornerstone @ the E1/4 Post of Section 18
- 5/8" X 30" Iron Pin w/cap set
- Mag nail set
- 5/8" X 30" Iron Pin w/cap set on line and 20.00' from corner

**PAID**

MAR 23 2020

Mercer Co. Health Dept.

**PAID**

MAR 26 2020

MERCER COUNTY COMMISSIONER  
CELINA, OHIO

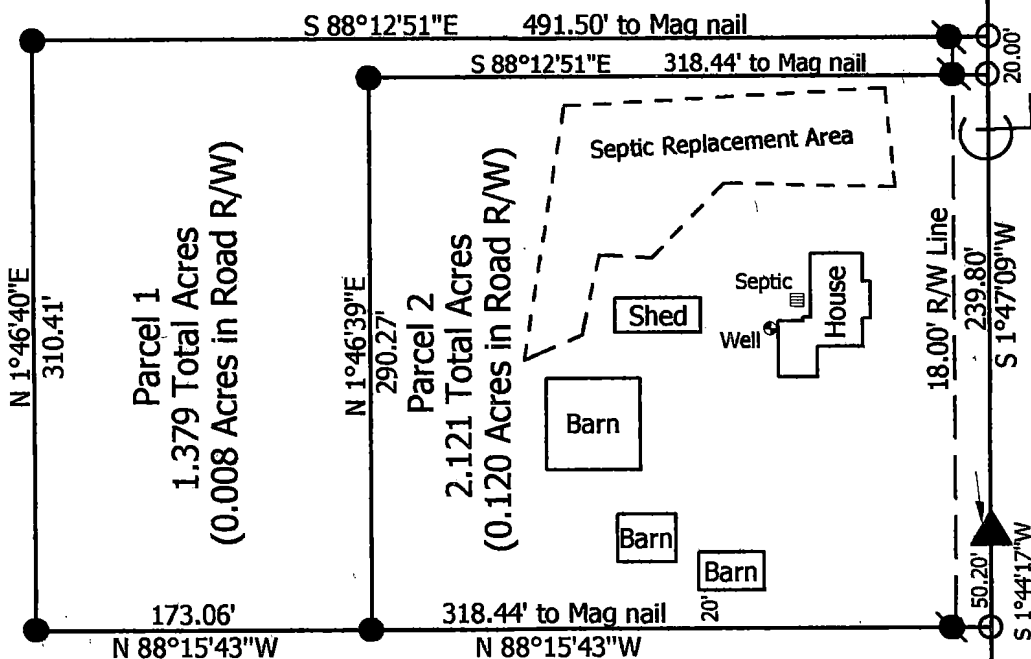
**MINOR SUBDIVISION**

1 Lot J. Weiss 3/30/2020  
Parcel 2

Doris Hocanson Trust  
O.R. 186, Page 2175

Approved by Mercer County Regional  
Planning Commission; No Approval or  
Plat Required under R.C. 711.133; FOR  
**AGRICULTURAL AND PERSONAL  
RECREATIONAL USE ONLY.**

Parcel 1



(Bearing taken from Mercer County Local Datum)

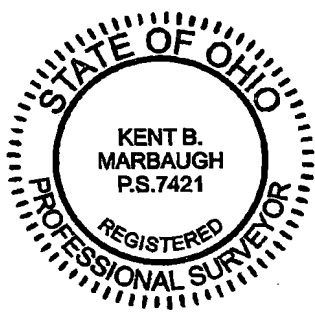
Doris Hocanson Trust  
O.R. 186, Page 2175

Note: Parcel 1 is for agricultural use only

**Marbaugh  
Land Surveying**

1901 Carolina Court  
Celina, Ohio 45822  
(419) 586-4293

*Kent Marbaugh*  
Kent B. Marbaugh P.S. 7421



**Robert & Lisa Woodford Survey**  
5761 Gause Road

State of: Ohio County: Mercer  
Township: Butler Sec: 18 <sup>NE 1/4</sup> <sub>SE 1/4</sub> Town: 6S Range: 2E  
City/Village: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_  
Deed Ref: Inst. #200400007284 Date Surveyed: 3-16-20

Approvals: <i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Agency: <u>Board of Health</u>	<u>Township Zoning Inspector</u>	<u>County Engineer</u>
Date: <u>3-26-2020</u>	<u>082420</u>	<u>03-26-2020</u>