

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 30 2020


MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

APR 30 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$1,032.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

 4/30/2020  
Deputy Aud. Date

## OHIO SURVIVORSHIP DEED

### KNOW ALL PERSONS BY THESE PRESENTS

That, **Sylvan R. Jutte and Jeannette Jutte, husband and wife**, the Grantor, for valuable consideration, paid, grants, with general warranty covenants, to

**Mark A. Steinlage and Leslie A. Steinlage, husband and wife,**  
for their joint lives, remainder to the survivor of them

the Grantee, whose **TAX MAILING ADDRESS** is 3831 Ft. Recovery Minster Road, St. Henry, Ohio 45883, the following real property:

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

Situated in the Southeast Quarter of Fractional Section Twenty-nine (29), Township Seven (07) South, Range Two (02) East, Granville Township, Mercer County, Ohio, being part of a 64.67 acre tract described in Instrument Number 200800003156, in the office of the Mercer County Recorder, and being more particularly described as follows:

Commencing at a survey marker nail (MAG nail) found over a stone at the south half corner post of said section, on the Greenville Treaty Line, and in Fort Recovery Minster Road;

thence South 75°22'11" East 742.30 feet along the Greenville Treaty Line and the south line of said quarter, in said road, to a MAG spike set, being the **TRUE POINT OF BEGINNING** for the herein described tract, witness an iron pin set North 05°03'58" East 30.42 feet;

thence North 05°03'58" East 322.18 feet along a new division line, to an iron pin set;

thence South 86°14'16" East 308.52 feet along a new division line, to an iron pin set;

thence South 03°41'52" West 382.82 feet along a new division line, to a MAG spike set, witness an iron pin set North 03°41'52" East 30.55 feet;

thence North 75°22'11" West 322.06 feet along the Greenville Treaty Line and the south line of said section, in said road, to the point of beginning, containing 2.530 acres, more or less, having 0.222 acres, more or less, in the right-of-way of public roads, and being subject to all legal highways and easements of record.

Bearings are based upon the south line of the Southwest Quarter of Fractional Section 29, being South 75°16'52" East, per the Mercer County Local Coordinate Datam System.

Iron pins set are 5/8 inch by 30 inch reinforcing rods, with aluminum caps stamped "**THIEMAN PS 8758**".

Surveyed and prepared by Lee M. Thieman, Registered Professional Surveyor #8758, on September 13, 2019, as shown on Drawing B-003 by Thieman Engineering & Surveying, LLC, located at 3938 Hunter Road, Greenville, Ohio.

Minor subdivision plat recorded in Instrument #201900005332, Mercer County Recorder's Records.

Tax Parcel I.D. #20-045700.0000

Tax Map #11-29-400-001

Prior Instruments Referenced: Instrument #200800003156, Mercer County Recorder's Records and Deed Volume 251, Page 789, 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 **Sylvan R. Jutte and Jeannette Jutte, 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: 4-22-2020

Sylvan R. Jutte  
Sylvan R. Jutte

Jeannette Jutte  
Jeannette Jutte

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

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Sylvan R. Jutte and Jeannette Jutte, 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 subscribed my name and affixed my official seal on the 22 day of April, A.D. 2020.



BONNIE E. STAUGLER  
Notary Public, State of Ohio  
My Comm. Expires Jan. 05, 2024

Bonnie E. Staugler  
Notary Public for Ohio  
My Commission Expires:

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822  
At Request of: Lakeshore Realtors, 909 East Wayne Street, Suite 107, Celina, OH 45822