

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 21 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 21 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 675⁵⁰
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 9-21-2020
Deputy Aud. Date

OHIO SURVIVORSHIP DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, Sheri L. Hanes, a married woman, for valuable consideration, paid, grants,
with general warranty covenants, to

Robert D. Swank and Colleen M. Swank, husband and wife,
for their joint lives, remainder to the survivor of them

whose **TAX MAILING ADDRESS** is 5307 Stillwater Lane, Celina, Ohio 45822, the
following real property:

Situated in the **TOWNSHIP** of **FRANKLIN**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**, to-wit:

Being Lots Numbered Nineteen (19) of SOUTH POINTE SUBDIVISION FIRST ADDITION as
shown on the recorded plat thereof as recorded in Plat Cabinet 1, Pages 261-262, subject to all
easements, conditions and restrictions of record, and also subject to the Declaration of
Covenants, Conditions, and Restrictions and Reservations of Easements as recorded in Official
Record Volume 15, Pages 1013-1029, Mercer County Recorder's Office.

AND:

Being part of Lot #18 in SOUTH POINTE SUBDIVISION FIRST ADDITION as recorded in Plat
Cabinet 1, Pages 261-262, and located in the Northeast Quarter of Section 20, Township 6
South, Range 3 East, Franklin Township, Mercer County, Ohio, and described as follows:

Commencing at a found iron pin marking the Southeast corner of said Lot #18 in said South
Pointe Subdivision First Addition, said point being the TRUE POINT OF BEGINNING;

Thence North 89° 22' 17" West along the South property line of said Lot #18 a distance of
seventy-five and zero hundredths feet (75.00') to a found iron pin marking the Southwest corner
of said Lot #18;

Thence North 45° 47' 10" East a distance of ninety-three and sixty-one hundredths feet (93.61')
to a set iron pin on the West right of way line of Stillwater Lane;

Thence Southeasterly along the arc of a tangent curve to the right having a length of 23.61', said
curve having a radius of 30.00', a chord bearing of South 21° 14' 49" East, a chord distance of
23.00' along the property line of said Lot #18;

Thence South 00° 47' 41" West (BEARING BASIS) along the West right of way line of Stillwater
Lane and the East property line of said Lot #18 a distance of forty-four and seventy-four
hundredths feet (44.74') to the TRUE POINT OF BEGINNING, containing 0.062 acres of land,
more or less.

Said tract being subject to all highways and any other easements, conditions or restrictions of
record, and also subject to the Declaration of Covenants, Conditions, and Restrictions and
Reservations of Easements as recorded in Official Records Volume 15, Pages 1013-1029,
Mercer County Recorder's Office.

Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237, in
November of 2004, and is on file with the Mercer County Engineer's Office.

Be the same, more or less, excepting therefrom, easements and restrictions of record; oil and gas leases of record; rights of way; zoning ordinances; taxes and special assessments; and, subject to all legal highways.

ALSO:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, and being a part of Lot Twenty-six in South Pointe Subdivision First Addition in the Northeast Quarter of Section 20, Township 6 South, Range 3 East, being more particularly described as follows:

Beginning at a point at the Northwest corner of Lot 19 in South Pointe Subdivision First Addition;

Thence, North 89° 22' 17" West, a distance of 10.00 feet to a point;

Thence, South 00° 47' 41" West, a distance of 66.91 feet to a point;

Thence, South 89° 20' 19" East, a distance of 10.00 feet to a 5/8 inch iron bar at the Southwest corner of said Lot 19;

Thence, North 00° 47' 41" East, a distance of 66.92 feet to the Place of Beginning.

Containing 0.015 acre 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 June 10, 2008 on file in the County Engineer's Office.

ALSO:

Being part of Lot #18 in SOUTH POINTE SUBDIVISION FIRST ADDITION as recorded in Plat Cabinet 1, Pages 261-262, and located in the Northeast Quarter of Section 20, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and described as follows:

Commencing at a found iron pin marking the Northwest corner of said Lot #18 in said South Pointe Subdivision First Addition, said point being the TRUE POINT OF BEGINNING;

Thence South 89° 22' 17" East along the North property line of said Lot #18 a distance of forty-four and ninety-one hundredths feet (44.91') to a point;

Thence Southeasterly along the arc of a tangent curve to the right having a length of 23.61', said curve having a radius of 30.00', a chord bearing of South 66° 49' 48" East, a chord distance of 23.00' along the property line of said Lot #18 to a set iron pin on the West right of way line of Stillwater Lane;

Thence South 45° 47' 10" West a distance of ninety-three and sixty-one hundredths feet (93.61') to a found pin marking the Southwest corner of said Lot #18;

Thence North 00° 47' 41" East (BEARING BASIS) along the West property line of said Lot #18 a distance of seventy-four and eighty-three hundredths feet (74.83') to the TRUE POINT OF BEGINNING, containing **0.062 acres** of land, more or less.

Said tract being subject to all highways and any other easements, conditions or restrictions of record, and also subject to the Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements as recorded in Official Records Volume 15, Pages 1013-1029, Mercer County Recorder's Office.

Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237, in November of 2004, and is on file with the Mercer County Engineer's Office.

The real estate conveyed in this deed is to be considered one parcel with the real estate currently owned by the Grantee described in Instrument #201300002268 of the Mercer County Recorder's Office. The acreage conveyed herein shall not be used as a separate building lot.

Tax Parcel I.D. #09-033000.1900 / Tax Map #09-20-282-018

Prior Instrument Reference: Instrument #201900004381, 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.

And for valuable consideration **Sheri L. Hanes, a married woman, and Nicklas D. Hanes, her husband**, 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: 9/17/2020

Sheri L. Hanes
Sheri L. Hanes

Nicklas D. Hanes
Nicklas D. Hanes

STATE OF OHIO - COUNTY OF MERCER – ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Sheri L. Hanes, a married woman, and Nicklas D. Hanes, her husband**, 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 on this 17 day of Sept, A.D. 2020.



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

Karri E. Gray
Notary Public for Ohio
My Commission: