

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

OCT 27 2020

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

OCT 27 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 55<sup>70</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 10-27-2020  
Deputy Aud. Date

## SURVIVORSHIP DEED

**Travis Brackman and Lisa Brackman**, husband and wife, of *Mercer County, Ohio*, for valuable consideration paid, grant(s) with general warranty covenants to **Robert B. Homan and Constance S. Homan**, the Grantees, for their joint lives remainder to the survivor of them, whose tax-mailing address is: 532 N. Eastern Ave., St. Henry, Ohio 45883 the following **REAL PROPERTY**:

Being part of Lot #41 of Walnut Grove Subdivision Section Two, in the Southeast Quarter of Section 16, Town 7 South, Range 2 East, Granville Township, Village of St. Henry, Mercer County, Ohio, and described as follows:

Commencing at an Iron Pin Found in a Monument Box marking the Northeast Corner of the Southeast Quarter of Section 16;

Thence South 02°31'11" West along the East line of the Southeast Quarter of Section 16 and the approximate centerline of State Route 118, a distance of one thousand three hundred sixty-six and fifty-three hundredths feet (1366.53') to a Mag Nail Set;

Thence North 87°44'16" West along the South line of a tract as recorded in Instrument #201200002400, a distance of two hundred and zero hundredths feet (200.00') to an Iron Pin Found;

Thence North 02°31'11" East along the West line of a tract as recorded in Instrument #201200002400, a distance of one hundred thirty-three and zero hundredths feet (133.00') to an Iron Pin Set, marking the **TRUE POINT OF BEGINNING**;

Thence North 87°44'16" West a distance of fifty-two and zero hundredths feet (52.00') to an Iron Pin Set;

Thence North 02°31'11" East a distance of ninety-seven and ninety-six hundredths feet (97.96') to an Iron Pin Set;

Thence South 87°47'11" East along the South line of a tract as recorded in Instrument #201700001513, a distance of fifty-two and zero hundredths feet (52.00') to an Iron Pin Found;

Thence South 02°31'11" West along the West line of a tract as recorded in Instrument #201600005872, a distance of ninety-eight and zero hundredths feet (98.00') to the **TRUE POINT OF BEGINNING**, containing **0.117 acres** of land more or less.

Said tract to be subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Instrument #202000004287

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in August of 2020 and is on file with the Mercer County Engineers Office.

Parent Parcel # 23-001319.0141

Parent Tax Map # 11-16-426-043

Add to Parcel #23-001315.0000

Add to Tax Map #11-16-427-017

Previous Deed Reference: Instrument #201500000183 and Instrument #202000004287

Grantees agree to be liable for and pay the real estate taxes and assessments due and payable commencing on the date of recording this document, and all thereafter.

Grantor grants and conveys all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; hereby release any and all right and expectancy to dower; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Robert B. Homan and Constance S. Homan**, as joint tenants, remainder to the survivor of them. And the said **Travis Brackman and Lisa Brackman**, *do hereby Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

*In Witness Whereof, the said Travis Brackman and Lisa Brackman have hereunder set their hands this* 2<sup>nd</sup> *day of* October, 2020.

  
Travis Brackman

  
Lisa Brackman


State of Ohio  
County of Mercer ss:

**BE IT REMEMBERED**, that on this 2<sup>nd</sup> day of October, 2020, before me the subscriber, a Notary Public in and for said State, personally came **Travis Brackman and Lisa Brackman**, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

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



RICHARD M. DELZEITH  
ATTORNEY AT LAW  
Notary Public - State of Ohio  
My commission has no  
expiration date.  
Section 147.03 O.R.C.

  
Notary Public

This instrument was prepared by: Richard M. Delzeith, Attorney at Law, Gilmore and Delzeith Co., L.P.A.: 118 West Market Street, P.O. Box 298, Celina, Ohio 45822. Phone (419) 586-8120 Fax (419) 586-7122, without benefit of title search.

