

DESCRIPTION
SUFFICIENT
FOR TAX MAP PURPOSES


AUG 06 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

AUG 06 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **\$ 2100.00**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
 8/6/2021
Deputy Auditor Date

SURVIVORSHIP DEED

BRUCE A. FRONING and BEVERLY J. FRONING, husband and wife, of Mercer County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to **KALEIOKALANI M. PFEIFER and LYDIA M. PFEIFER, for their joint lives, remainder to the survivor of them**, whose tax mailing address is 592 Gause Road, Coldwater, Ohio 45828, the following described Real Estate:

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, in the north half of the southwest quarter of Section 20, Township 6 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at the cornerstone at the northwest corner of the southwest quarter of said Section 20-

Thence, South 01°42'05" West, along the west line of the southwest quarter of said Section 20 and the centerline of Gause Road, a distance of 476.88 feet to a cotton gin spindle set. Said point being the place of beginning for the parcel of land to be conveyed by this instrument-

Thence, continuing, South 01°42'06" West, along the last described line, a distance of 255.95 feet to a cotton gin spindle set-

Thence, South 88°17'55" East, a distance of 350.17 feet to a ¾ inch iron bar set-

Thence, South 51°46'03" East, a distance of 125.77 feet to a ¾ inch iron bar set-

Thence, South 88°17'55" East, a distance of 297.66 feet to a ¾ inch iron bar set-

Thence, North 01°42'05" East, a distance of 330.82 feet to a ¾ inch iron bar set-

Thence, North 88°17'55" West, a distance of 748.89 feet to the place of beginning.

Containing 4.999 acres 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 March 26, 2003. On file in the County Engineer's Office.

Parcel No. 03-010900.0200

Map No. 08-20-300-018

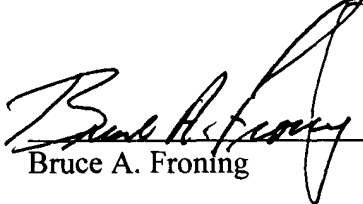
Last Transfer: Instrument No. 201600001767, Recorder's Office of Mercer County, Ohio.

Minor subdivision map of record in Official Records Volume 175, Page 961, Recorder's Office of Mercer County, Ohio.

SURVIVORSHIP DEED (BRUCE A. & BEVERLY J. FRONING TO KALEIOKALANI M. & LYDIA M. PFEIFER)

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IN WITNESS WHEREOF, the said **BRUCE A. FRONING and BEVERLY J. FRONING, husband and wife**, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 31 day of July, 2021.


Bruce A. Froning

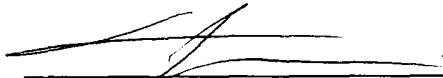

Beverly J. Froning

STATE OF OHIO, COUNTY OF MERCER, SS:

The foregoing instrument was acknowledged before me this 31 day of July, 2021, by **BRUCE A. FRONING and BEVERLY J. FRONING, husband and wife.**



ALEXANDER J. MONNIER
Notary Public, State of Ohio
My Comm. Expires 11-3-23


Notary Public

Prepared by Steven P. Mielke, Attorney at Law, 425 East Spring Street, St. Marys, Ohio 45885
realestate\froning.pfeifer.deed