

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 07 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 07 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **\$525.00**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

8/25/2021 9/7/2021
Deputy Aud. Date

JOINT & SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS, THAT ETHAN D.

LAFFIN, Unmarried, the Grantor, for valuable consideration paid, **GRANTS**,
with general warranty covenants, to **ROSE M. WILSON and DAVID M. WILSON**, the
Grantees, for their joint lives, remainder to the survivor of them, whose
mailing address will be **34 W. Main St., P.O. Box 38, Montezuma, OH 45866**,
the following real property, to-wit:

TRACT ONE

Being all of Parcel Numbers 14-0030000000 and 14-0099000000, lands conveyed
to Lee M. Braun by deed recorded at Instrument Number 201200002268 of the
Mercer County deed records and being part of the unrecorded Out Lot 20 in
the Village of Montezuma, Franklin Township, in the southeast quarter of
the northeast quarter of Section 30 and also part of Lot 49 of the Bell
Wyatt and Beauchamp's Addition, Township 6 South, Range 3 East. Being more
particularly described as follows:

Beginning at a point at the southwest corner of Lot 48 in the Bell Wyatt
and Beauchamp's Addition to the Village of Montezuma. Said point being
referenced by a 5/8 inch iron bar found South 89°08'33" West, 0.34 feet
from said corner- Thence, South 89°08'33" West, along the north line of a
16.5 foot alley, a distance of 60.00 feet to a 5/8 inch iron bar set-
Thence, North 00°13'14" West, a distance of 158.61 feet to a 5/8 inch iron
bar set- Thence, North 73°57'22" East, along the south line of Main Street,
a distance of 23.71 feet to a chiseled plus set in the south edge of the
concrete sidewalk- Thence, North 89°08'33" East, along the south line of
Main Street, a distance of 119.91 feet to a 5/8 inch iron bar set- Thence,
South 00°13'14" East, a distance of 82.50 feet to a 5/8 inch iron bar
found- Thence, South 89°08'33" West, a distance of 82.72 feet to a point in
the east line of the northeast quarter of said Section 30. Said point being
referenced by a 5/8 inch iron bar found South 89°08'33" West, 0.32 feet
from corner- Thence, South 00°13'14" East, along the east line of the
northeast quarter of said Section 30, a distance of 82.32 feet to the place
of beginning.

Containing 0.382 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 October 27, 2018. On file in the County
Engineer's Office.

PARCEL NO. 14-003000.0000 and 14-009900.0000

TAX MAP NO. 09-30-278-004 and 09-29-156-001

Known as: 34 W. Main St. Montezuma, OH 45866

TRACT TWO

Being all of Parcel Number 140028000000, a parcel of land conveyed to Lee
M. Braun by deed recorded at Instrument Number 201300004206 of the Mercer
County deed records and being all of the unrecorded Out Lot 19 and part of
the unrecorded Out Lot 20 in the Village of Montezuma, Franklin Township,
Mercer County, Ohio, in the southeast quarter of the northeast quarter of
Section 30, Township 6 South, Range 3 East. Being more particularly
described as follows:

Commencing for reference at a point at the southwest corner of Lot 48 in
the Bell Wyatt and Beauchamp's Addition to the Village of Montezuma. Said
point being referenced by a 5/8 inch iron bar found South 89°08'33" West,

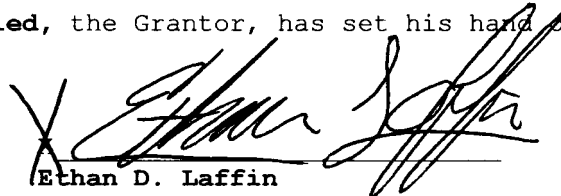
0.34 feet from said corner- Thence, South 89°08'33" West, along the north line of a 16.5 foot alley, a distance of 60.00 feet to a 5/8 inch iron bar set. Said point being the place of beginning for the parcel of land to be conveyed by this instrument- Thence, continuing, South 89°08'33" West, along the last described line, a distance of 102.50 feet to a 5/8 inch iron bar set at the southeast corner of a 0.18 acre parcel of land conveyed to Todd D. Schmit by deed recorded at Instrument Number 2014000000005- Thence, North 00°13'14" West, passing through a 5/8 inch iron bar set at 117.42 feet, a total distance of 119.42 feet to a point at the northeast corner of said 0.18 acre parcel- Thence, North 65°04'57" East, along the south line of Main Street, a distance of 70.36 feet to a 5/8 inch iron bar set- Thence, North 73°57'22" East, continuing along the south line of Main Street, a distance of 40.09 feet to a 5/8 inch iron bar set- Thence, South 00°13'14" East, a distance of 158.61 feet to the place of beginning. Containing 0.332 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 October 27, 2018. On file in the County Engineer's Office.

PARCEL NO. 14-002800.0000 TAX MAP NO. 09-30-278-003

Prior Deed Reference: Instr. #201800005455

AND **Ethan D. Laffin, Unmarried**, the Grantor, has set his hand on the day and year below indicated.

X 
Ethan D. Laffin

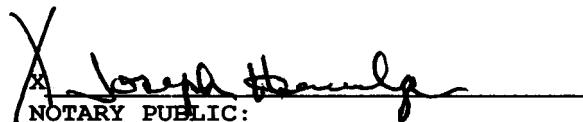
STATE OF OHIO, COUNTY OF CUCLATZ, ss:

BE IT REMEMBERED that on this 3rd day of SEPT., 2021, before me, a Notary Public in and for said county and state, personally came **Ethan D. Laffin, Unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed. *This is an acknowledgment clause; no oath or affirmation was administered to the signer.* Type of identification produced: PHOTO I.D.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on the year and day last aforesaid.



JOSEPH W. HEMMELGARN
Notary Public, State of Ohio
My Commission Expires:
6-21-2025

X 
NOTARY PUBLIC: _____
STATE OF: _____
COUNTY OF: _____
MY COMMISSION EXPIRES: _____

PREPARED BY:
Kenneth E. Hitchen
Attorney at Law
510 W. South St.
St. Marys OH 45885
PH: 419-394-0052