

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 20 2022

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 20 2022

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 945.06
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 7/20/2022
Deputy Aud. Date

OHIO SURVIVORSHIP DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, **Enos C. Schwartz, a married man**, for valuable consideration, paid, grants,
with general warranty covenants, to

Reuben D. Schwartz and Lisa Schwartz, husband and wife,
for their joint lives, remainder to the survivor of them

whose **TAX MAILING ADDRESS** is 1759 Rockford West Road, Rockford, Ohio
45822, the following real property:

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

PARCEL NO. 1:

Being a tract of land located in the Southwest corner of the Northeast Quarter (¼) of Section
Fifteen (15), Town Four (4) South, Range One (1) East, and more particularly described as
follows:

Beginning at the Southwest corner of the Northeast Quarter (¼) of Section Fifteen (15), Town
and Range aforesaid, with said corner being defined by a railroad spike set flush with the
roadway surface, at the point of intersection of the centerlines of the Rockford-West and Hill
Roads; thence North 0° 17' East on and along the centerline of Hill Road a distance of One
Hundred Eighty-five (185) feet to a Five-eighths (⅝) inch iron rod; thence East Three Hundred
Eight and Fifty-one Hundredths (308.51) feet to a Five-eighths (⅝) inch iron rod; thence South 0°
17' West a distance of One Hundred Eighty-five (185) feet to a railroad spike set flush with the
roadway surface and on the centerline of the Rockford West Road; thence West on and along
the centerline of the said Rockford West Road a distance of Three Hundred Eight and Fifty-one
Hundredths (308.51) feet to the place of beginning, containing One and Thirty-one Hundredths
(1.31) acres of land, more or less, subject to all legal highways and easements of record.

PARCEL NO. 2:

Being a parcel out of the Northeast Quarter (¼) of Section Fifteen (15), Town Four (4) South,
Range One (1) East, Blackcreek Township, Mercer County, Ohio, and more particularly
described as follows:

Commencing at the center of Section Fifteen (15), said point being defined by a spike found at
the intersection of the centerlines of the Rockford West Road and the Hill Road; thence North
00° 17' 00" East, along the centerline of the Hill Road, also being the half section line of Section
Fifteen (15), One Hundred Eighty-five (185.00) feet to an iron pin found as the place of
beginning; thence continuing North 00° 17' 00" East, long the half section line, Ninety-seven and
Thirty-five Hundredths (97.35) feet to a spike set; thence East Three Hundred Eight and Fifty-
one Hundredths (308.51) feet to an iron pin set and passing thru an iron pin set at Twenty
(20.00) feet; thence South 00° 17' 00" West, Ninety-seven and Thirty-five Hundredths (97.35)
feet to a spike found; thence West, Three Hundred Eight and Fifty-one Hundredths (308.51) feet
to the place of beginning.

The afore described tract contains Six Hundred Eighty-nine Thousandths (0.689) acres, more or
less, subject to all roadways and easements of record, is part of the lands described in Deed
Volume 259, Page 901, and is shown on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the half section line, also being the centerline of the Rockford West Road, having an assumed bearing of East-West.

Containing in both Parcels, 1.999 acres of land, more or less.

Tax Parcel I.D. #01-019100.0100 / Tax Map #01-15-200-002

Prior Instrument Reference: Instrument #201600004048, 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 **Enos C. Schwartz, a married man, and Naomi A. Schwartz, his 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: July 20, 2022

Enos C. Schwartz
Enos C. Schwartz
Naomi A. Schwartz
Naomi A. Schwartz

STATE OF OHIO – COUNTY OF MERCER – ss:

This is an acknowledgement, no oath or affirmation was administered to the signer as a part of this notarial act. Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Enos C. Schwartz, a married man, and Naomi A. Schwartz, his 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 set my hand and official seal at Celina, Mercer County, Ohio, on this 20th day of July, A.D. 2022.

Jeffrey P. Knapke
Notary Public for Ohio
My Commission: INDEFINITE



JEFFREY P. KNAPKE
ATTORNEY AT LAW
Notary Public • State of Ohio
My Commission has
no expiration date
Section 147.03 R.C.