

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

TRANSFERRED

JAN 23 2023

MERCER COUNTY
TAX MAP DEPARTMENT

JAN 23 2023

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **\$1452.50**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature]
Deputy Aud. Date 1/23/2023

SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS that **Rhonda E. Powell, Successor Trustee of The Powell Living Trust dated December 22, 2005, a Trust created under the laws of the State of Ohio, of Mercer County, Ohio**, the Grantor herein, for valuable consideration paid, grants with general warranty covenants to **Edmund A. Hettesheimer and Leisa Hettesheimer**, for their joint lives, remainder to the survivor of them, whose tax mailing address is 7667 Oldtown Road, Celina, Ohio 45822, the following described real property:

SEE "EXHIBIT A" FOR LEGAL DESCRIPTIONS

Prior Instrument Reference: Instrument No. 201600003142
Tax Parcel Number: 06-058700.1000
Tax Map Number: 06-27-300-004
Address of Property: 7667 Oldtown Road, Celina, Ohio 45822

Subject to all easements, conditions, legal highways, restrictions of record, and the lien of unpaid real estate taxes.

Grantor and Grantees herein agree that the real estate taxes and assessments will be prorated to the date of closing.

Duly executed with authority by Rhonda E. Powell, Successor Trustee of The Powell Living Trust dated December 22, 2005, pursuant to a Memorandum of Trust executed and recorded as Mercer County Recorder Official Record Inst. 20230000 0220. Such Memorandum of Trust specifically authorizes Successor Trustee Rhonda E. Powell to act individually as Trustee on behalf of the Trust without the necessity of the signature of the Co-Trustee.

A title examination was not performed during the preparation of this instrument.

Executed this 20 day of January, 2023.

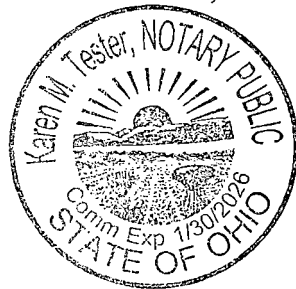
Rhonda E. Powell

Rhonda E. Powell, Successor Trustee of The
Powell Living Trust dated December 22, 2005

Notary Acknowledgement

STATE OF Ohio)
COUNTY OF Mercur) ss.

The foregoing instrument was acknowledged before me this January 20, 2023,
by Rhonda E. Powell, Successor Trustee of The Powell Living Trust dated December 22, 2005.



Witness my hand and official seal.

Karen Tester

Notary Public

This instrument prepared by: Evin Z. Bachelor, Attorney
PURDY, LAMMERS & SCHIAVONE, ATTYS.
113 East Market Street, P.O. Box 404
Celina, Ohio 45822

After recording, return to: Four Diamond Title Services LLC
405 Myers Road
Celina, Ohio 45822

EXHIBIT A

Situated in the Township of Center, County of Mercer and State of Ohio, to-wit:

Being a parcel of land situated in Center Township, Mercer County, Ohio, and in the Southwest Quarter of Section 27, Township 5 South, Range 3 East, being more particularly described as follows:

Commencing at a cornerstone at the South quarter post of said Section 27;

thence N 88° 52' 15" W 757.76 feet along the South line of the Southwest Quarter of said Section 27 and also being the centerline of Old Town Road to a mag nail set as the Point of Beginning;

thence N 88° 52' 15" W 174.50 feet along the last described line to a mag nail set;

thence N 01° 07' 45" E, 279.70 feet and passing through an iron pin with cap set at 20.00 feet to an iron pin with cap set;

thence S 88° 52' 15" E, 174.50 feet to an iron pin with cap set;

thence S 01° 07' 45" W, 279.70 feet and passing through an iron pin with cap set at 259.70 feet to the Point of Beginning, containing 1.120 acres of land, more or less, subject to all valid easements and rights-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated November 23, 2002 on file in the County Engineer's Office and Recorder's Office.