

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 27 2023

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 27 2023

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee ED
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 2.27.2023
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Kahl D. LaRue, married, of Mercer County, Ohio

for valuable consideration paid, *Grants With General Warranty Covenants To*

**Kahl D. LaRue and Abby E. LaRue, husband and wife,
for their joint lives, remainder to the survivor of them,
whose tax mailing address is 7769 Oldtown Road, Celina, Ohio 45822**

the following described real estate:

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

PARCEL 1: Being a parcel of land situated in Center Township, Mercer County, Ohio, and in the South half of Section 27, Township 5 South, Range 3 East, being more particularly described as follows:

MINOR SUBDIVISION

Commencing at a cornerstone at the South Quarter post of said Section 27, being the Point of Beginning; thence N 88°52'15" W, 143.90 feet along the South line of the Southwest Quarter of said Section 27 and also being the centerline of Oldtown Road to a Mag nail set; thence N 01°07'45" E, 279.69 feet and passing through an iron pin with cap set at 20.00 feet to an iron pin with cap set; thence S 88°52'09" E, 214.74 feet to an iron pin with cap set; thence S 01°07'45" W, 279.65 feet and passing through an iron pin with cap set at 259.65 feet to a Mag nail set; thence N 88°53'52" W, 70.84 feet along the South line of the Southeast Quarter of said Section 27 and also being the centerline of Oldtown Road to the Point of Beginning, **containing 1.379 acres of land more or less**, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated August 29, 2006, on file in the County Engineer's Office.

PARCEL 2: 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:

MINOR SUBDIVISION

Commencing at a cornerstone at the South Quarter post of said Section 27; thence S 88°53'52" E, 70.84 feet along the South line of the Southeast Quarter of said Section 27 and also being the centerline of Oldtown Road to a Mag nail set as the Point of Beginning; thence N 01°07'45" E, 279.65 feet and passing through an iron pin with cap set at 20.00 feet to an iron pin with cap set; thence S 88°52'09" E, 214.74 feet to an iron pin with cap set; thence S 00°20'46" E, 279.63 feet and passing through an iron pin with cap set at 259.62 feet to a Mag nail set; thence N 88°53'52" W, 221.94 feet along the South line of the Southeast Quarter of said Section 27 and also being the centerline of Oldtown Road to the Point of Beginning,

containing 1.401 acres of land more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated August 29, 2006, on file in the County Engineer's Office.

Minor subdivision survey recorded in Instrument #200600005959.

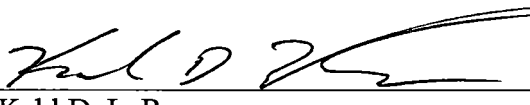
Deed Reference: Instrument #201800004814, Mercer County Recorder's Office.

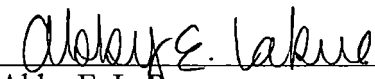
Tax ID #06-058700.1603

Tax Map #06-27-300-009

Real estate taxes and assessments shall be prorated to date of closing.

IN WITNESS WHEREOF, the said **Kahl D. LaRue and Abby E. LaRue, his wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 24th day of February, 2023.

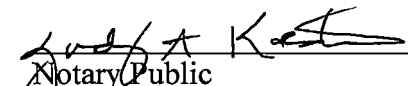

Kahl D. LaRue

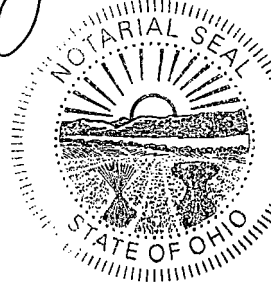

Abby E. LaRue

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 24th day of February, 2023, before me, the subscriber, a notary public in and for said State, personally came **Kahl D. LaRue and Abby E. LaRue, his wife**, 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 official seal on the day and year last aforesaid.


Notary Public



JUDY A. KOESTERS
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.