

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Aug 03 2023
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

Aug 03, 2023
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$1470.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319, 202 Randall E. Grapner, Mercer
County Auditor.
KS Aug 03, 2023
Deputy Aud. Date

SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS that **Larry C. Brown and Susan K. Brown, husband and wife**, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **Matthew P. Braun and Alyssa L. Braun**, for their joint lives, remainder to the survivor of them, whose tax mailing address is 104 E Wiggs Street, Ft Recovery, Ohio 45846, the following described real property:

Situated in the Village of Ft. Recovery, County of Mercer, and State of Ohio, to-wit:

Being a parcel of land situated in the Village of Fort Recovery, Mercer County, Ohio, and being part of Out-Lot One (1) of Wiggs Addition recorded at Plat Book 1, Pages 194 and 195, being more particularly described as follows:

Commencing for reference at the cornerstone found at the Northeast corner of Out-Lot Two (2) in said Wiggs Addition; thence North 90°00'00" West along the South line of Wiggs Street a distance of 297.24 feet to a 5/8 inch iron bar set at the Northeast corner of Out-Lot One (1) in said Wiggs Addition, said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence continuing North 90°00'00" West along the North line of said Out-Lot One (1) and the South line of Wiggs Street a distance of 108.46 feet to a 5/8 inch iron bar set; thence South 01°00'29" West a distance of 96.00 feet to a 5/8 inch iron bar set; thence South 90°00'00" East along the North line of a parcel of land conveyed to James Weigel by Deed recorded at Official Record Volume 198, Page 104, a distance of 108.46 feet to a 5/8 inch iron bar set; thence North 01°00'29" East along the East line of said Out-Lot One (1) a distance of 96.00 feet to the place of beginning.

Containing 0.239 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 August 22, 2018, on file in the County Engineer's Office.

Subject to: Legal highways, easements, restrictions of record, taxes, and assessments to date.

Prior Instrument Reference: Instrument No.201900004466
Tax Parcel Number: 17-031100.0000
Tax Map Number: 13-16-139-002
Address of Property: 104 E Wiggs Street, Ft Recovery, Ohio 45846

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

Grantors hereby release all rights and expectancy of dower in the above described real estate.

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

Executed this 2 day of August, 2023

Larry C. Brown
Larry C. Brown

Susan K. Brown
Susan K. Brown

Notary Acknowledgement

STATE OF Ohio)
COUNTY OF Marion) ss.

The foregoing instrument was acknowledged before me this August 2nd, 2023, by **Larry C. Brown and Susan K. Brown, husband and wife.**



Witness my hand and official seal.

Karen M. Tesler
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