

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Mar 01 2024
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED
Mar 01, 2024
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$542.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319, 202 Randall E. Grapner, Mercer
County Auditor.
KS Mar 01, 2024
Deputy Aud. Date

SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS that **Michael Riley Geurkink and Karissa D. Geurkink, husband and wife**, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **Tyson Jenkins and Teresa Jenkins**, for their joint lives, remainder to the survivor of them, whose tax mailing address is 1838 U.S. Route 33, Rockford, Ohio 45882, the following described real property:

SEE "EXHIBIT A" FOR LEGAL DESCRIPTIONS

Prior Instrument Reference: Instrument No. 201900000864
Tax Parcel Number: 01-001700.0000
Tax Map Number: 01-03-200-002
Address of Property: 1838 U.S. Route 33, Rockford, Ohio 45882

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

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 12 day of February, 2024.

Michael Riley Geurkink

Michael Riley Geurkink

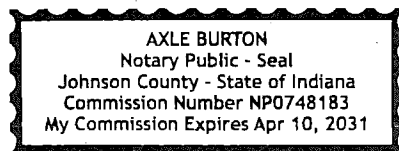
Karissa D. Geurkink

Karissa D. Geurkink

Notary Acknowledgement

STATE OF Indiana)
COUNTY OF Johnson) ss.

The foregoing instrument was acknowledged before me this February 12th, 2024,
by **Michael Riley Geurkink and Karissa D. Geurkink, husband and wife.**



Witness my hand and official seal.

Axle Burton
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 Blackcreek, County of Mercer and State of Ohio to wit:

Being a tract of land situated in the Northwest quarter (1/4) of the Northeast quarter (1/4) of Section Three (3) Range One (1) East, Town Four (4) South, Blackcreek Township, Mercer County, Ohio, more definitely described as follows:

Beginning at a point "E" in the centerline of State and U.S. Route 33, a distance of Five Hundred Sixty-one and Eleven Hundredths (561.11) feet Southeast of the intersection of the Samples Road (Harner Road) and Route 33 in the Northwest quarter (1/4) of the Northeast (1/4) of Section Three (3) Range One (1) East, Town Four (4) South, Blackcreek Township, Mercer County, Ohio; thence South 64°06' East along the centerline of Route 33 a distance of One Hundred (100) feet to point "F"; thence South 63°26' East along the centerline of Route 33 a distance of One Hundred (100) feet to a point "G"; thence South 62°40' East along the centerline of Route 33 a distance of One Hundred (100) feet to point "H"; thence South 61°58' East along the centerline of Route 33 a distance of One Hundred (100) feet to point "I"; thence South 61°20' East along the centerline of Route 33 a distance of Seventy-three and Eighty-four Hundredths (73.84) feet to a point "J"; thence South 61°04' East along the centerline of Route 33 a distance of Sixty-eight and Sixty-eight Hundredths (68.68) feet to a point "A"; thence South 27°00' West a distance of One Hundred Sixty (160) feet to point "B"; thence North 63°00' West a distance of Five Hundred Forty (540) feet to point "C"; thence North 26°05' East a distance of One Hundred Sixty-four and Twenty-five Hundredths (164.25) feet to the point of beginning.

Points "E, F, C, H, I, J, and A" are centerline stations used by the State Highway Department on Location Plan of State and U.S. Route 33; recorded in Plat Book 4, Page 66; Mercer County Recorder's Records. Tract contains Two and One-Hundredths (2.01) acres of land and is subject to legal right of way of State and U.S. 33 on the North. Be the same more or less.

Subject to and together with all easements, restrictions and legal highways, if any, of record.