

SURVIVORSHIP DEEDInstrument Book Page
200500004611 OR 202 330**Know All Men By These Presents,**

That, David D. Gingerich, a married man, for valuable consideration paid, grants with general warranty covenants, to

**Paul J. Veit and Jodi N. Veit,
husband and wife,
for their joint lives, remainder to the survivor of them,**

whose tax mailing address is 839 Hemlock Street, Celina, Ohio, 45822, the following real property:

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

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, 1106.76 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 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 right 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 and Mercer Recorder's Offices.

Minor Subdivision recorded in Official Record Volume 168, Page 269, Mercer County Recorder's Records.

RESTRICTIONS:

1. Property is restricted to residential use only.
2. Residence dwellings on the real estate shall be restricted to permanently constructed homes of brick, wood, or other materials common to the building trade.
3. Residence dwelling shall be limited to one per acre and shall have a minimum total of 1,500 square feet of living space, exclusive of basements, with 1,250 square feet to be devoted to ground floor living space.
4. Outbuildings shall be designated to conform to the general architectural design of the residence dwelling.
5. No livestock permitted except domesticated pets.

Tax Parcel I.D. #

Grantor and Grantees hereby agree that all taxes and assessments are prorated to the date of closing.

PRIOR INSTRUMENT REFERENCE: Official Record Volume 202, Page 328, Mercer County Recorder's Records.

be the same more or less, but subject to all legal highways.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 29 2005

MERCER COUNTY
TAX MAP DEPARTMENT

MINOR SUBDIVISION

And for valuable consideration, **David D. Gingerich, a married man, and Brenda J. Gingerich, his wife**, do hereby remise, release and forever quitclaim unto the said Grantees, their heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: 7-27-05

David D. Gingerich
David D. Gingerich

Brenda J. Gingerich
Brenda J. Gingerich

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **David D. Gingerich, a married man, and Brenda J. Gingerich, 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**, this 27th day of July, A.D. 2005.

Angela M. Schneidt

Notary Public for Ohio
My Commission Expires:



ANGELA M. SCHNEIDT, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
COUNTY OF RESIDENCE: MERCER
MY COMMISSION EXPIRES 9-12-08

This instrument prepared by: K NAPKE LAW OFFICE, LLC 115 N. Walnut St., Celina, OH 45822

TRANSFERRED

JUL 29 2005

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$9000
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec
3119.02 Mark Giesige Mercer
County Auditor

W. G. B. 7-29-05
Deputy Aud. Date

200500004611
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K. BARGER
07-29-2005 At 10:47 am.
SURVIV DEED 28.00
OR Book 202 Page 330 - 331

200500004611
K NAPKE
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