

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES


JUL 19 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 19 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **\$514.50**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
 7/19/2021
Deputy Aud. Date

JOINT & SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS, THAT ANDREW W.

**ROGERS and MICHELLE L. ROGERS, Husband and Wife, and BARBARA
J. ROGERS, TRUSTEE OF THE THOMAS W. ROGERS TRUST dated
February 17, 1996** the Grantors, for valuable consideration
PAID, GRANT, with general warranty covenants, to **TOM W. LYONS
and AMY A. LYONS,** the Grantees, for their joint lives,
remainder to the survivor of them, whose mailing address will
be **3283 Rockford West Rd., Rockford, OH 45882,** the following
real property, to-wit:

See the attached legal description.

See the attached minor subdivision survey.
Parent Tax Numbers: 07-035600.0000, 07-035300.0000
Parent Map Numbers: 02-18-100-006, 02-18-200-002
Split Tax Number: 07-035600.0100
Split Map Number: 02-18-100-007

Prior Deed Reference: Instrument #201600005569; Instrument
#202100002952; Instrument #202100003432

**AND Andrew W. Rogers and Michelle L. Rogers, Husband and
Wife, and Barbara J. Rogers, Trustee of the Thomas W. Rogers
Trust dated January 17, 1996,** the Grantors, who hereby release
all right and expectancy of dower herein, have set their hands
on the day and year below indicated.

X Andrew W. Rogers
Andrew W. Rogers
X Michelle L. Rogers
Michelle L. Rogers

THOMAS W. ROGERS TRUST 01/17/96

By: Barbara J. Rogers Trustee
Barbara J. Rogers, Trustee

STATE OF OHIO, COUNTY OF Merce, SS:

BE IT REMEMBERED that on this 19th day of JULY, 2021, before me, a Notary Public in and for said county and state, personally came **Andrew W. Rogers and Michelle L. Rogers, Husband and Wife, and Barbara J. Rogers, Trustee of the Thomas W. Rogers Trust dated January 17, 1996,** the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed, or acknowledged the signing thereof to be her voluntary act and deed, and with full authority and in such capacity as such Trustee. *This is an acknowledgment clause; no oath or affirmation was administered to the signer.* Type of identification produced:

PHOTO IDS

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on the year and day last aforesaid.

X Victoria S. Hitchen
NOTARY PUBLIC:



EXPIRES:
VICTORIA S. HITCHEN
Notary Public, State of Ohio
My Commission Expires 02-15-2025

PREPARED BY:
Kenneth E. Hitchen
Attorney at Law
510 West South Street
Saint Marys OH 45885
PH: 419-394-0052

May 20, 2021

ROGERS SURVEY DESCRIPTION (TRACTS "A" and "B")

Being a parcel of land situated in Dublin Township, Mercer County, Ohio, in the northeast quarter and the northwest quarter of Fractional Section 18, Township 4 South, Range 2 East. Being more particularly described as follows:

Beginning at an iron bar in a monument box found at the center of said Fractional Section 18 -

Thence, South 88°42'16" East, along the south line of the northeast quarter of said Fractional Section 18 and the centerline of Rockford West Road, a distance of 53.43 feet to a Mag spike set -

Thence, North 01°18'45" East, a distance of 465.81 feet to a 5/8 inch iron bar set -

Thence, North 88°42'51" West, a distance of 200.00 feet to a 5/8 inch iron bar set -

Thence, South 01°18'45" West, a distance of 465.81 feet to a Mine spike set -

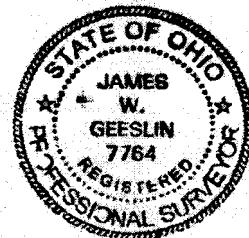
Thence, South 88°43'05" east, along the south line of the northwest quarter of said Fractional 18 and the centerline of Rockford West Road, a distance of 146.57 feet to the place of beginning.

Containing 2.138 acre 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 May 20, 2021. On file in the County Engineer's Office.

Surveyed by James W. Geeslin
James W. Geeslin
P.S. 7764



GEESLIN SURVEYING 525 S. SECOND ST. COLDWATER, OHIO 45828 Phone : (419) 678 - 7233 Email : geeslinsurveying@gmail.com	PERMANENT PARCEL NO. _____
	Part of: _____ Sec. _____ T. _____ R. _____ Township _____ Grantor: _____ Area Retained _____ Acres _____ Grantee: _____ Area Retained _____ Acres _____ Deed Reference: _____
	APPROVALS: AGENCY: _____ DATE: _____ Board of Health Township Zoning Officer Mercer County Engineer

THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION, AS DATED HEREIN.

ATTEST: JAMES W. GEESLIN
PROFESSIONAL SURVEYOR 7764

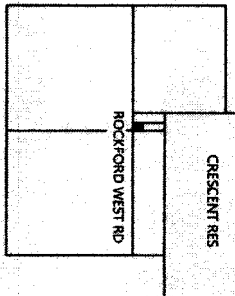
ROGERS SURVEY
PART OF THE NW 1/4 AND THE NE 1/4 OF FRACTIONAL SECTION 18, TOWN 4 SOUTH, RANGE 2 EAST, (DUBLIN TOWNSHIP), MERCER COUNTY, OHIO.

MAY 20, 2021



SCALE 1" = 100'

LOCATION SKETCH

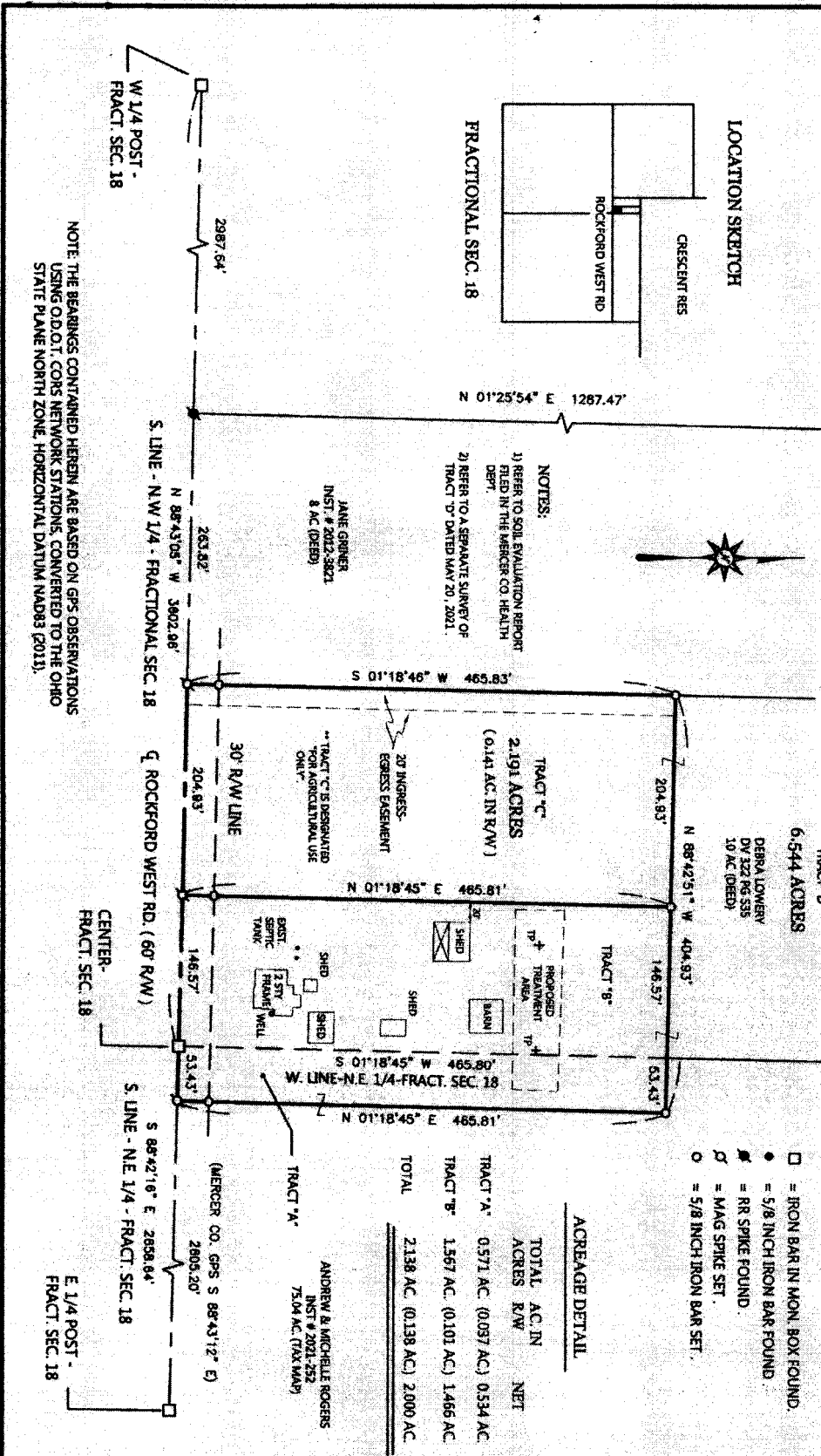


FRACTIONAL SEC. 18

NOTES:
1) REFER TO SOIL EVALUATION REPORT FILED IN THE MERCER CO. HEALTH DEPT.
2) REFER TO A SEPARATE SURVEY OF TRACT 'D' DATED MAY 20, 2021.

JANE GRIBNER
INST. # 2012-3821
8 AC. (DEED)

NOTE: THE BEARINGS CONTAINED HEREIN ARE BASED ON GPS OBSERVATIONS USING O.D.O.T. CORS NETWORK STATIONS, CONVERTED TO THE OHIO STATE PLANE NORTH ZONE, HORIZONTAL DATUM NAD83 (2011).



TRACT 'D'
6.544 ACRES
DEBRA LOWERY
DV 221 PG 535
10 AC. (DEED)

- LEGEND
- = IRON BAR IN MON. BOX FOUND.
 - = 5/8" INCH IRON BAR FOUND.
 - ⚡ = RR SPIKE FOUND.
 - ⊕ = MAG SPIKE SET.
 - = 5/8" INCH IRON BAR SET.

ACREAGE DETAIL

TRACT	TOTAL AC. IN ACRES R/W	NET
TRACT 'A'	0.571 AC. (0.037 AC.)	0.534 AC.
TRACT 'B'	1.567 AC. (0.101 AC.)	1.466 AC.
TOTAL	2.138 AC. (0.138 AC.)	2.000 AC.

ANDREW B. MICHELLE ROGERS
INST. # 2012-252
7.504 AC. (TRV MAP)

GEESLIN SURVEYING
525 S. SECOND ST.
COLDWATER, OHIO 45828
Phone: (419) 678-7233
Email: geeslinsurveying@gmail.com



PERMANENT PARCEL No. _____

Part of: _____ Sec. _____ T. _____ R. _____ Township _____

Grantor: _____ Area Retained _____ Acres _____

Grantee: _____ Area Retained _____ Acres _____

Deed Reference: _____

APPROVALS:
AGENCY: _____
DATE: _____ Board of Health _____ Township Zoning Officer _____ Mercer County Engineer _____