

OHIO WARRANTY DEED

That the Grantor, **Dominic J. Mazzone**, an unmarried man, for valuable consideration paid, grants, with general warranty covenants, to the Grantee, **Gary E. Evilsizor**, whose tax mailing address is 2159 Olympic St., Springfield, OH 45503, the following real property:

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

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the west ½ of the northwest quarter of Section 23, Township 6 South, Range 3 East. Being more particularly described as follows:

Beginning at a point at the southeast corner of Lot Number 11 of Lee's Subdivision of Lee's Landing; thence, South 89° 01' 59" East, a distance of 63.07 feet to a point; thence, North 21° 45' 10" West, a distance of 45.73 feet to a point; thence, North 25° 56' 37" West, a distance of 7.51 feet to a point; thence, North 89° 01' 59" West, a distance of 52.58 feet to a point; thence, South 11° 14' 03" East, a distance of 50.00 feet to the place of beginning.

Containing 0.065 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 April 11, 2003. On file in the County Engineer's Office.

Last transfers of record appear in Volume 252, Page 769, and Volume 249, Page 549, Mercer County Recorder's Deed Records.

PARCEL NO. 9-102600.0000

Grantee assumes and agrees to pay the June, 2003 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

Map # 9-23-104-008

TRANSFERRED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 16 2003

MERCER COUNTY
TAX MAP DEPARTMENT

MAY 16 2003

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 12⁵⁰
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

KP 5-16-03
Deputy Aud. Date

Witness my hand this 15 day of May, 2003.


Dominic J. Mazzone

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me , a Notary Public in and for said County and State, personally appeared the above named Dominic J. Mazzone, an unmarried man, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Celina, Ohio, this 15 day of May, 2003.


Notary Public

This instrument prepared by:
Meikle, Tesno & Luth, Attys.
100 N. Main St., Celina, OH 45822,
without benefit of title search

JAMES A. TESNO, ATTORNEY AT LAW
NOTARY PUBLIC FOR STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION, O.R.C. 147.01

SEAL

200300004958
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
05-16-2003 02:56 pm.
WARNTY DEED 14.00
OR Book 165 Page 899 - 900

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MTL
FILE