

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

TRANSFERRED

MAR 12 2010

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MERCER COUNTY
TAX MAP DEPARTMENT

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 121.30
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
KS 3/12/10
Deputy Aud. Date

SHERIFF'S DEED
Revised Code § 2329.36

I, Jeff Grey, Sheriff of Mercer County, Ohio, pursuant to the Order of Sale entered on December 11, 2009, the Confirmation of Sale entered on March 2, 2010 and in consideration of the sum of \$48,446.40 dollars, the receipt whereof is hereby acknowledged, does hereby **GRANT, SELL AND CONVEY** unto HSBC Bank USA, all the rights, title and interest of the parties in Court of Common Pleas, Mercer County, Ohio, Case Number 09-CIV-191, HSBC Bank USA vs. Ryan Andrews, et al., and all pleadings therein incorporated herein by reference in and to the following Lands and Tenements situated in the County of Mercer and State of Ohio, known and described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

This deed does not reflect any restrictions, conditions or easements of record.

Executed this 12 day of March, 2010.

[Signature]
Jeff Grey, Sheriff of Mercer County, Ohio

STATE OF OHIO)
COUNTY OF MERCER) SS:

The foregoing was acknowledged before me this 12 day of March, 2010 by Jeff Grey, Sheriff of Mercer County, Ohio.

[Signature]
Notary Public
State of Ohio
My Commission Expires June 4, 2011

SEAL

LEGAL DESCRIPTION

Situated in the Township of Center, County of Mercer, and State of Ohio:

Being Lot Numbered Forty-Eight (48) and the West One-Half (1/2) of Lot Number Forty-Seven (47) of the Village of Neptune, as same are set forth on the recorded plat thereof in the Recorder's Office of Mercer County, Ohio.

ALSO, being a parcel of land situated in Center Township, Mercer County, Ohio in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of the Southwest quarter (1/4) of Section Fourteen, Township Five (5) South, range Three (3) East, being more particularly described as follows:

Beginning at an iron bar at the Northeast corner of Lot Number Forty-Nine (49) of the extension of the Village of Neptune as shown on the plat recorded in Deed Book "F" Page 361, and shown on a survey by Gordon L. Geeslin, dated July 6, 1990, on file in the County Engineer's Office; thence North 35 degrees 45 minutes 37 seconds East along the East line of a tract of land conveyed to Charles and Mary Wurster by Deed recorded in Deed Volume 272, Page 78, a distance of Eighty-Six and Eighty-Nine Hundredths (86.89) feet to a Five-Eighths 5/8 inch iron bar; thence South 52 degrees 58 minutes 19 seconds East a distance of Ninety-Nine (99.00) feet to a point; thence South 35 degrees 45 minutes 37 seconds West a distance of Eighty-Six and Eighty-Nine Hundredths (86.89) feet to the Northeast corner of the West One-Half (1/2) of Lot Number Forty-Seven (47) of the extension of the Village of Neptune; thence North 52 degrees 58 minutes 19 seconds West along the North lines of Lots Numbered Forty-Seven (47) and Forty-Eight (48) a distance of Ninety-Nine (99.00) feet to the place of beginning, containing One Hundred Ninety-Seven Thousandths (0.197) of an acre of land, more or less, subject to all easements and right-of-way of record. be the same more or less, but subject to all legal highways.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated July 6, 1990 on file in the County Engineer's Office.

Prior Owner: Ryan Andrews and Melanie L. Hagaman

Parcel No.: 06-031500.0000

Prior Instrument Reference: Deed dated December 4, 2001, filed December 10, 2001, recorded in Official Records Volume 134, Page 2035, Recorder's Office, Mercer County, Ohio

Map No: 06-14-301-003