

TRANSFERRED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 08 2013

MERCER COUNTY
TAX MAP DEPARTMENT

JAN 08 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 402⁵⁰
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP 1-8-13
Deputy Aud. Date

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CHRISTOPHER TODD and TAMMY TODD, Husband and Wife, the Grantors, of Mercer County, Ohio, for valuable consideration paid, GRANT, with general warranty covenants, to LEE H. WESTERHEIDE, The Grantee, whose tax mailing address is 6600 Hillside Court, Celina, OH 45822, the following real property, to wit:

SITUATE IN THE TOWNSHIP OF FRANKLIN, COUNTY OF MERCER AND STATE OF OHIO, TO WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

And, CHRISTOPHER TODD, by his duly-appointed Attorney in Fact, TAMMY TODD, and TAMMY TODD, HUSBAND and WIFE, the Grantors, who hereby release all right and expectancy of dower herein, have hereunto set their hands, this 7th day of January, 2013.

CHRISTOPHER TODD:

By TAMMY TODD,
His Attorney in Fact

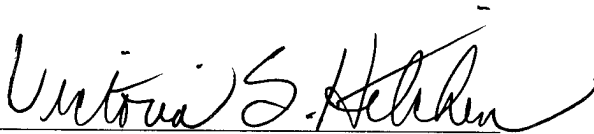
(X) Tammy Todd
TAMMY TODD

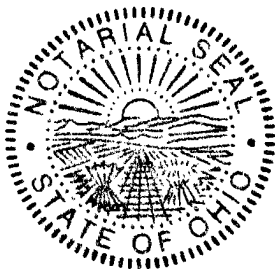
(X) Tammy Todd
TAMMY TODD

STATE OF OHIO, AUGLAIZE COUNTY, SS:

BE IT REMEMBERED that on this 7th day of January, 2013, before me, a notary public in and for said county and state, personally came **CHRISTOPHER TODD, by TAMMY TODD**, his duly-appointed attorney in fact, and **TAMMY TODD**, Who are Husband and Wife, the Grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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

X 
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES: _____



VICTORIA S. HITCHEN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Auglaize County
My Comm. Exp. 2/15/15

THIS INSTRUMENT PREPARED BY:
Kenneth E. Hitchen
Attorney at Law
510 W. South St.
St. Marys OH 45885
PH: 419-394-0052
Fax: 419-394-3995

EXHIBIT "A"

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

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-four (24), Township Six (6) South, Range Three (3) East, being more particularly described as follows:

Commencing for reference at the cornerstone at the Southwest corner of the Northwest Quarter (¼) of said Section Twenty-four (24); thence North 01° 07' 51" East along the West line of the Northwest Quarter (¼) of said Section Twenty-four (24) and the centerline of Behm Road a distance of One Hundred Seventy-nine and Ninety-two Hundredths (179.92) feet to a "P.K." nail, said point being the place of beginning for the parcel to be conveyed by this instrument; thence continuing North 01° 07' 51" East along the last described line a distance of Fifty-five (55.00) feet to a mine spike; thence South 88° 52' 50" East a distance of One Hundred Twenty-six and Sixty-three Hundredths (126.63) feet to a Five-eighths (⅝) inch iron bar; thence South 01° 07' 51" West a distance of Fifty-five (55.00) feet to a Five-eighths (⅝) inch iron bar; thence North 88° 52' 50" West a distance of One Hundred Twenty-six and Sixty-three Hundredths (126.63) feet to the place of beginning.

Containing 0.160 acre of land, more or less, subject to all easements and right-of-way of record.

ALSO being part of a 0.834 acre tract as described in volume 321, page 642, located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-four (24), Township Six (6) South, Range Three (3) East, Franklin Township, Mercer County, Ohio, and described as follows:

Commencing at a P.K. nail marking the West Quarter post of the Northwest Quarter (¼) of said Section Twenty-four (24); thence North 01° 07' 51" East, along the West section line and centerline of Behm Road, a distance of One Hundred Seventy-four and Ninety-two Hundredths (174.92) feet to a set P.K. nail for the TRUE POINT OF BEGINNING; thence continuing North 01° 07' 51" East, along said Section line, a distance of Five (5.00) feet to a point on the South line of a 0.160 acre tract as described in volume 333, page 358; thence South 88° 52' 50" East, along the South line of said 0.160 acre tract, a distance of One Hundred Twenty-six and Sixty-three Hundredths (126.63) feet to a found iron pin; thence North 01° 07' 51" East, along the East line of said 0.160 acre tract, a distance of Fifty-five (55.00) feet to a found iron pin; thence South 88° 52' 50" East a distance of Twenty-three and Fifty Hundredths (23.50) feet to a point; thence South 09° 31' 34" East a distance of Sixty-one and Five Hundredths (61.05) feet to a set iron pin; thence North 88° 52' 50" West a distance of One Hundred Sixty-one and Forty-two Hundredths (161.42) feet to the TRUE POINT OF BEGINNING, containing 0.055 acres of land, more or less, and with said tract being subject to all highways and any other easements or restrictions of record.

Containing in all .215 acres of land, more or less, subject to all easements and restrictions of record imposed thereon.

Known as: 5392 Behm Rd., Celina OH 45822

Prior Deed Volume: 2008, Page 5332

Parcel # 09-108450-0000 (0.215 acres)

Map # 09-24-102-007

ALSO: An Easement for a Boat Dock, described as follows:

An easement for ingress and egress and for boat dock purposes on Lot Seven (7) of the Grimm Subdivision situated in Franklin Township, Mercer County, Ohio, and in the Northeast Quarter of Section Twenty-four (24), Township Six (6) South, Range Three (3) East, being more particularly described as follows:

Commencing at the Northwest corner of said Lot Number Seven (7);

thence South 09° 31' 34" East, 10.00 feet along the West line of said Lot Number 7 to a point being the Point of Beginning;

thence North 80° 28' 26" East, 10.00 feet to a point;

thence South 09° 31' 34" East, 15.00 feet to a point;

thence South 80° 28' 26" West, 10.00 feet to a point;

thence North 09° 31' 34" West, 15.00 feet to the Point of Beginning encompassing 150.00 square feet of land.

Said easement being out of Parcel Number 09-108450.0307, Tax Map Number 09-24-102-017.

The easement shall be limited for all lawful purposes incident to the use of Grantees' adjacent property as a single family residence.

This grant of easement shall run with the land and be binding on and inure to the benefit of the parties, their heirs, successors and assigns.

Grantees shall not use this easement for any purpose other than as set forth above, and shall keep the property free and clear of debris and obstructions.

Prior Deed Volume: 2008, Page 5334