

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 19 2013

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 19 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption-paragraph, conveyance Fee 319⁹⁰
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 3-19-13
Deputy Aud. Date

GENERAL WARRANTY DEED

Thomas G. Berry and Connie V. Berry, of West Chester, Ohio, the Grantors, for valuable consideration paid, grant with general warranty covenants, to June E. Weitz whose tax-mailing address is: 205 Jill Avenue, Celina, Ohio 45822, the following **REAL PROPERTY**:

Situated in the Township of Franklin, County of Mercer, and State of Ohio, bounded and described as follows:

Being Lot Number Twenty-five (25) of Dorsten's Addition, as the same appears upon the recorded plat thereof, Plat Book 4, Page 62, Mercer County, Ohio, Record of Plats, including grantor's interest in a certain Water Well Agreement dated January 12, 1952, and recorded in Record of Leases and Agreements, Volume 37, page 47, in the Recorder's Office of Mercer County, Ohio.

AND ALSO: Being a part of Lot 27 of Hillside North, a subdivision of the southwest quarter of Section 20, Town-6-South, Range-3-East, Franklin Township, Mercer County, Ohio and more particularly described as follows:

Commencing for reference at an 5/8" re-rod w/cap (found) at the southwest corner of Hillside North Subdivision; thence N 01° 06' 53" E along the west line of Lot 27, the west line of Hillside North Subdivision and also being the east line of the Dorsten Addition to Section 20 for a distance of 99.71 feet to a 5/8" re-rod w/cap (set); at the southeast corner of Lot 25 of the aforesaid Dorsten Addition and the POINT OF BEGINNING for the parcel herein described:

Thence continuing along the aforesaid east line of Lot 25, N 01° 06' 53" E for a distance of 50.00 feet to a 5/8" re-rod w/cap (found) at the northeast corner of Lot 25;

Thence S 89° 01' 53" E for a distance of 15.0 feet to a point on the east line of Lot 27 of Hillside North Subdivision;

Thence S 01° 06' 53" W for a distance of 15.00 feet to the POINT OF BEGINNING, containing therein 750 square feet or 0.017 acres. Subject to all easements and rights of way of record at the time of the recording of this instrument. This is an "add-on" parcel, and does not meet requirements for an individual parcel.

Prepared by James M. Kent, PS 6762 with reference herein made to a plat of survey: Kent Surveying, Inc drawing number 3492-A dated March 6, 2013. Basis of bearings is per the recorded plat of Hillside North Subdivision.

Parcel #: 09-054800.0000 Tax Map #: 09-20-333-022⁰²¹

AND ALSO

Lot Numbered Twenty-four (24) of Dorsten's Addition, as the same appears upon the Recorded plat thereof, plat Book 4, page 62, Mercer County, Ohio, Record of Plats. AND ALSO: Being a part of Lot 27 of Hillside North, a subdivision of the southwest quarter of Section 20, Town-6-South, Range-3-East, Franklin Township, Mercer County, Ohio and more particularly described as follows:

Commencing for reference at an 5/8" re-rod w/cap (found) at the southwest corner of Hillside North Subdivision; thence N 01° 06' 53" E along the west line of Lot 27, the west line of Hillside Subdivision and also being the east line of the Dorsten Addition to Section 20 for a distance of 49.71 feet to a 5/8" re-rod w/cap (found); at the southeast corner of Lot 24 of the aforesaid Dorsten Addition and the POINT OF BEGINNING for the parcel herein described:

Thence continuing along the aforesaid east line of Lot 24, N 01° 06' 53" E for a distance of 50.00 feet to a 5/8" re-rod w/cap (set) at the northeast corner of Lot 24;

Thence S 89° 01' 53" E for a distance of 15.00 feet to a point on the east line of Lot 27 of Hillside North Subdivision;

Thence S 01° 06' 53" W along the east line of the aforesaid Lot 27 for a distance of 50.00 feet to a point;

Thence N 89° 01' 53" W for a distance of 15.00 feet to the POINT OF BEGINNING, containing therein 750 square feet or 0.017 acres. Subject to all easements and rights of way of record at the time of the recording of this instrument. This is an "add-on" parcel, and does not meet requirements for an individual parcel.

Prepared by James M. Kent, PS 6792 with reference herein made to a plat of survey; Kent Surveying, Inc drawing number 3492-A dated March 6, 2013. Basis of bearings is per the recorded plat of Hillside North Subdivision

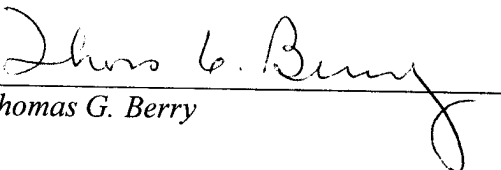
~~Parcel #: 09-054900.0000 Tax map #: 09-20-333-021~~

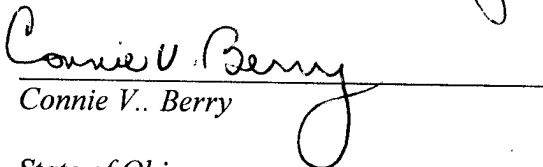
Grantor to pay taxes and assessments due July 2013 and Grantee to be responsible for all taxes and assessments from that time forward.

Prior Instrument Reference: Volume OR 30, Page 738 and instrument 201000005133 of the Deed Records of Mercer County, Ohio.

Parcel #: 09-054⁸900.0000 Tax map #: 09-20-333-021⁰²²

Witness their hands this 15 day of March 2013


Thomas G. Berry


Connie V.. Berry

State of Ohio
County of Mercer ss:

BE IT REMEMBERED, that on this 15 day of March 2013 before me the subscriber, a Notary Public in and for said state, personally appeared Thomas G. Berry and Connie V. Berry, husband and wife, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



KAREN TESTER
Notary Public • State of Ohio
My Commission Expires:
1-30-16
Recorded in Mercer County


Notary Public

This Instrument was prepared by: Matthew L. Gilmore, Attorney at Law, Van Arsdel and Gilmore Co., L.P.A., 118 West Market Street, Celina, Ohio 45822. (419) 586-8120