

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 10 2013

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JUL 10 2013

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, ~~conveyance fee~~ EU  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 849,  
202 Randall E. Grapner Mercer County Auditor.

KE 7-10-13  
Deputy Aud. Date

GENERAL WARRANTY DEED  
(ORC 5302.05)

Stanley A. Terebinski in his authorized capacity as the sole Trustee of the Revocable Trust created by Opal F. Terebinski on February 23, 1998, of 3110 East State Route 41, Troy, Miami County, Ohio, for valuable consideration paid, if any, grants, with general warranty covenants, to Stanley A. Terebinski, unmarried, the following real property:

See attached Exhibit A

Said premises are conveyed subject to all restrictions, conditions, and covenants of record and to all legal highways, and easements.

Tax Mailing Address: 3110 East State Route 41, Troy, Ohio, 45373.

Prior Instrument Reference: Certificate of Transfer and Instrument Number 201200002188 as recorded on April 19, 2012, Official Records of Mercer County, Ohio

Executed this 4<sup>th</sup> day of June, 2013, by Stanley A. Terebinski in his authorized capacity as Trustee of said Trust.

Stanley A. Terebinski  
Stanley A. Terebinski, Grantor, Trustee

State of Ohio,  
County of Miami, ss:

I hereby certify that on the 4<sup>th</sup> day of June, 2013, before me, a notary public, in and for said state, personally appeared Stanley A. Terebinski as Trustee of the Revocable Trust as stated within this document and acknowledged his signing to be his voluntary act and deed.



Jeff Brumbaugh  
Jeff Brumbaugh, Attorney at Law  
Notary Public for the State of Ohio  
My Commission Does Not Expire  
O.R.C. Section 147.03

This instrument was prepared by:  
Jeff Brumbaugh, Attorney at Law (0074102)  
Brumbaugh Law Firm, Inc.  
A Legal Professional Association  
11 South Market Street  
Troy, Ohio 45373  
(937) 332-0138

EXHIBIT A

Situated in the TOWNSHIP of FRANKLIN, COUNTY of MERCER, and STATE of OHIO, bounded and described as follows:

Lot No. One (1) of Dorsten's Club Island Addition as the same appears on the recorded plat thereof, subject to all conditions, limitations, easements, restrictions, and agreements of record.

ALSO: Beginning at the Southwest corner of Lot No. One (1) of Dorsten's Club Island Addition and the North line of Cincy Road; thence West Fifty (50) feet on and along the North line of Cincy Road extended on the same angle; thence North and parallel with the West line of Lot No. One (1) until same intersects the Raudabaugh survey line; thence East on and along the Raudabaugh survey line to where said line intersects the Northwest corner of Lot No. One (1); thence South on and along the West line of Lot No. One (1) 159.65 feet to the place of beginning.

ALSO: Beginning at the Northeast corner of Lot No. One (1) of Dorsten's Club Island Addition; thence North with the East line of Lot No. One (1) extended to where it intersects the Raudabaugh Survey Line; thence West on and along the Raudabaugh Survey Line to where the Raudabaugh Survey Line intersects the North side of Lot No. One (1); thence East to the place of beginning.

Said property is located in the Northeast Quarter of the Northwest Quarter of Section 23, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio.

Tax Parcel I.D.# - 9-088000.0000 & 9-088100.0000

*Map ID # 09-23-127-004 and 09-23-127-005*