

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 15 2013

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 15 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption-paragraph, conveyance Fee 78⁸⁰
The Grantor and Grantee of this deed have
consented with the provisions of R.C. Sec 860,
202 Randall E. Grapner Mercer County Auditor.

KP 7-15-13
Deputy Aud. Date

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS that **MARY STUMP**, an unmarried person, the Grantor herein, for valuable consideration paid, grants, with general warranty covenants, to **H. STEVEN FRANKE, aka STEVEN FRANKE and CATHERINE M. FRANKE, aka CATHERINE FRANKE**, whose tax mailing address is 5611 Island View Drive, Celina, OH 45822, the following described real property:

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

Being part of Lot #74 of Bass Landing as recorded in Plat Cabinet 1, Page 250, located in the Southwest Quarter of Section 16, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and described as follows:

Commencing at an Iron Pin Found marking the Northwest corner of Lot #74 of said Bass Landing, marking the **TRUE POINT OF BEGINNING**;

Thence South 66° 56' 47" East along the North line of said Lot #74, a distance of fourteen and forty-eight hundredths feet (14.48') to a point;

Thence South 65° 41' 09" East along the North line of said Lot #74, a distance of five and fifty-eight hundredths feet (5.58') to an Iron Pin Set;

Thence South 24° 09' 18" West a distance of eighty and seventy hundredths feet (80.70') to a point, passing an Iron Pin Set at 70.70';

Thence North 67° 02' 15" West along the South line of said Lot #74, a distance of twenty-one and fifty hundredths feet (21.50') to a point;

Thence North 25° 10' 12" East along the West line of said Lot #74, a distance of eighty and ninety hundredths feet (80.90') to the **TRUE POINT OF BEGINNING**, passing an Iron Pin Found at 10.00', containing **1679 Square Feet** of land, more or less.

Said tract to be subject to all highways and any other easements or restrictions of record.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in June of 2013 and is on file with the Mercer County Engineer's Office.

PRIOR INSTRUMENT REFERENCES: 200700001567 and 201000004440

TAX PARCEL NUMBER: 09-000774.0000 ^{Parent} Tax # 09-000773.0000 ^{Add To}

TAX MAP NUMBER: 09-16-352-018 Map # 09-16-352-017

Note: This conveyance is intended to increase the size of Grantees' property adjacent thereto, and is not intended as an independent residential building site.

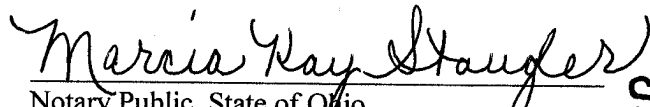
The Grantees agree to assume and pay all real estate taxes and assessments due and payable beginning in July 2013 and thereafter.


Mary Stump

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above named **MARY STUMP, an unmarried person**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

25th IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this day of June, 2013.


Notary Public, State of Ohio **SEAL**

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS.
113 East Market Street, P.O. Box 404
Celina, OH 45822
Telephone: 419-586-6442

TDL/ks

Marcia Kay Staugler, Notary Public
In and for the State of Ohio
My commission expires June 4, 2016