

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 02 2014

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 02 2014

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 626⁵⁰
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 1-2-14
Deputy Aud. Date

GENERAL WARRANTY DEED

RICHARD PAX and ELAINE PAX, Husband and Wife, Grantors, for valuable consideration paid, grant with general warranty covenants, to BENJAMIN A. HEMMELGARN, Grantee, whose tax mailing address is 709 Blue Jacket St., Ft. Recovery, OH 45846, the following real property: Situated in the County of Mercer, in the State of Ohio, and in the Village of Ft. Recovery:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF REAL ESTATE.

TAXES TO BE PRORATED TO THE DATE OF CLOSING.

SUBJECT TO TAXES AND ASSESSMENTS CURRENTLY A LIEN ON SAID PREMISES, ALL OF WHICH GRANTEE ASSUMES AND AGREES TO PAY COMMENCING WITH THE February, 2014 INSTALLMENT, AND ALL THEREAFTER.

Prior Instrument Reference: Volume 116, Page 1010, of the Official Records of Mercer County, Ohio. RICHARD PAX and ELAINE PAX, husband and wife, Grantors, release all rights of dower therein.


Signed this 31st day of December, 2013.

[Signature]
RICHARD PAX
[Signature]
ELAINE PAX

STATE OF OHIO
COUNTY OF AUGLAIZE / ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named RICHARD PAX and ELAINE PAX, Husband and Wife, 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 affixed my Notarial seal this 31st day of December, 2013.

[Signature]
Notary Public

PAULA J. BARHORST, Notary Public
State of Ohio
My Commission Expires March 9, 2014

This instrument prepared by: FAULKNER, GARMHAUSEN, KEISTER & SHENK, A Legal Professional Association, Courtview Center-Suite 300, 100 South Main Avenue, Sidney, OH 45365.

EXHIBIT "A"

Situated in the Village of Ft. Recovery, County of Mercer and State of Ohio, to-wit:

Being Lot Number Five (5) in Indian Heights Subdivision as same is set forth on the recorded plat thereof in Plat Cabinet 1, Page 200, in the Recorder's Office of Mercer County, Ohio, subject to all easements and restrictions of record imposed thereon.

LAST TRANSFER: Official Record Volume 116, Page 1010

TAX PARCEL NUMBER: 17-010120.0205

MAP NUMBER: 13-16-226-005

SUBJECT TO LEGAL HIGHWAYS, EASEMENTS, CONDITIONS, AND
RESTRICTIONS OF RECORD.