

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 18 2015

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAY 18 2015

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 173.30  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 530,  
202 Randall E. Grapner Mercer County Auditor.

KS 5/18/2015  
Deputy Aud. Bete

OHIO WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**

THAT **Ralph A. Bauer**, Married, Grantor, of Shelby County, Ohio, in consideration of One Dollar (\$1.00) and other good and valuable consideration, to him in hand paid by **Christy A. Shanklin**, Unmarried, Grantee, whose address is 8622 S. Palmer Road, New Carlisle, Ohio 45344, does hereby *GRANT, BARGAIN, SELL AND CONVEY TO THE SAID* **Christy A. Shanklin**, Unmarried, Grantee, for and during her life, with the remainder to the survivor of her, her heirs and assigns forever, the following described *REAL ESTATE*:

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

Beginning at the Northeast corner of the North Half of the North Half of the Southwest Quarter of Section Twenty-one (21), Township Six (6) South, Range Three (3) East, thence West Eight (8) rods, thence South Forty (40) rods, thence East Eight (8) rods to the public highway, thence North Forty (40) rods to the place of beginning, containing Two (2) acres of land, more or less.

Subject to all easements, conditions and restrictions of record.

Last Transfer: Instrument No. 201300007242 of the deed records of the Mercer County Recorder's Office.

Parcel #09-066600.0000; Map #09-21-300-008.


and all the *ESTATE, RIGHT, TITLE AND INTEREST* of said Grantor in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Christy A. Shanklin**, her heirs and assigns forever.

And the said **Ralph A. Bauer**, Married, Grantor does hereby *COVENANT AND WARRANT* that the title so conveyed is *CLEAR, FREE AND UNENCUMBERED*, and that **Ralph A. Bauer**, Grantor will defend the same against all lawful claims of all persons whomsoever.

*WHEREOF*, the said **Ralph A. Bauer**, Married Grantor, and **Lisa J. Bauer**, spouse of Grantor, who hereby releases her right and expectancy of dower in said premises, have hereunto

set their hands this 18<sup>th</sup> day of MAY, in the year A.D. two thousand and fifteen (2015).

  
Ralph A. Bauer

  
Lisa J. Bauer

STATE OF OHIO     )  
                                  ) SS.:  
SHELBY COUNTY    )

On this 18<sup>th</sup> day of MAY, 2015, before me, a Notary Public in and for said County, personally came **Ralph A. Bauer**, Grantor, and **Lisa J. Bauer**, spouse of Grantor **Ralph A. Bauer** in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

  
Notary Public

SEAL

MY COMM. EXPIRES: 4-1-2020

This instrument prepared by:

Ralph A. Bauer, Esq.  
Kerrigan, Boller, Bauer & Link Co., L.P.A.  
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(937) 492-6125