

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 04 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 04 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exception paragraph, conveyance for 857⁵⁰
The Grantor and Grantee of this deed have
consented with the provisions of R.C. Sec 320,
202 Randall E. Grapner Mercer County Auditor.

KP 4-4-16
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that TROY A. FLENAR and SARAH FLENAR, husband and wife, Grantors, for valuable consideration paid, grant, with general warranty covenants, to JONATHAN M. RANLY and SHAINA M. RANLY, for their joint lives, with the remainder to the survivor of them, Grantees, whose mailing address is 5381 E. Kremer-Hoying Rd., St. Henry, OH 45883, the following real property (the "Premises"):

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

Being Lot No. Two of Wehrkamp's Subdivision as the same is shown on the recorded plat thereof at Plat Book 10, Page 9, Plat Records of Mercer County, Ohio.

Prior Instrument Reference: OR Book 137, Page 2635, and OR Book 161, Page 2077.

Tax ID #20-007400.0000

Tax Map #11-14-400-003

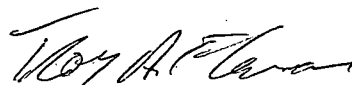
The Premises is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

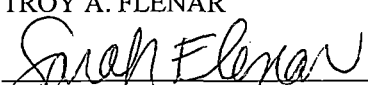
- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways; and
- (iii) Real estate taxes and assessments currently a lien on the Premises, all of which shall be prorated to date of closing.

Prior Instrument Reference: OR Volume 161, Page 2077, Mercer County Recorder's Office.

TROY A. FLENAR and SARAH FLENAR, husband and wife, release all rights of dower therein.

Executed on the 3rd day of February, 2016.



TROY A. FLENAR


SARAH FLENAR


STATE OF OHIO
COUNTY OF AUGLAIZE /ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named TROY A. FLENAR and SARAH FLENAR, Husband and Wife, Grantors, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Minster, Ohio this 3rd day of February, 2016.



PAULA J. BARHORST
Notary Public, State of Ohio Notary Public
My Comm. Expires, Mar. 9, 2019



This instrument prepared by: Faulkner, Garmhausen, Keister & Shenk, A Legal Professional Association
Courtview Center, Suite 300, 100 S. Main Avenue, Sidney, OH 45365