

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 16 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAY 16 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 1575<sup>00</sup>  
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 5-16-16  
Deputy Aud. Date

OHIO JOINT AND SURVIVORSHIP DEED

That the Grantors, **James L. Shindeldecker and Susan M. Shindeldecker**,  
Husband and Wife, for valuable consideration paid, grant, with general warranty  
covenants, to the Grantees, **Nicklas D. Hanes and Sheri L. Hanes**, for their joint  
**lives, remainder to the survivor of them**, whose tax mailing address is 5514 West  
Hidden Shores, Drive, Celina, OH 45822, the following real property:

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

Tract 1

Situated in Franklin Township, Mercer County, Ohio, and being Lot No. 1 (one) on the  
Plat of Hidden Shores, Section One, as recorded in Plat Cabinet 1, Pages 311 and 312,  
of the Plat Records of Mercer County, Ohio.

Tract 2

Situated in Franklin Township, Mercer County, Ohio, and being part of Lot No. 2 of the  
Hidden Shores Subdivision, as recorded in Plat Book 1, Pages 311 and 312, located in  
the Southwest quarter of Section 16, Township 6-S, Range 3-E, Franklin Township,  
Mercer County, Ohio, and bounded and described as follows:

Beginning at an iron pin marking a corner of Lot No. 2 for THE TRUE POINT OF  
BEGINNING; thence South 19°50'26" West a distance of nine and sixty-one  
hundredths feet (9.61') to an iron pin; thence North 44°19'12" West a distance of one  
hundred thirty-one and twenty-seven hundredths feet (131.27') to an iron pin marking a  
corner of Lot No. 2; thence South 48°12'42" East a distance of one hundred twenty-  
seven and thirty-eight hundredths feet (127.38') to THE TRUE POINT OF BEGINNING,  
containing 0.013 acres of land.

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

Description based on a survey made by Eric C. Thomas, Registered Surveyor No. 7236  
on July 26, 1999 and is on file with the Mercer County Tax Map Department.

This is not a subdivision, as the above conveyance is the transfer of a parcel between  
adjoining lot owners and does not create an additional building site. O.R.C.  
§711.001(B)(1).

Subject to legal highways and easements, conditions, and restrictions of record.

PARCEL NO. 09-000200.0101

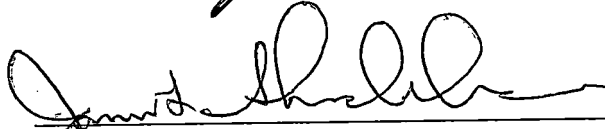
TAX MAP NO. 09-16-451-001

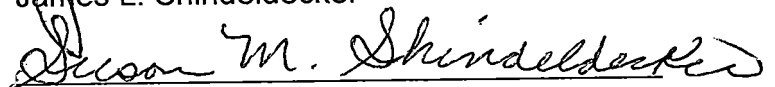
Last transfer of record appears in Book 124, Page 1150, Mercer County Recorder's  
Official Records.

All real estate taxes and assessments shall be prorated to the date of closing.

The Grantors herein, James L. Shindeldecker and Susan M. Shindeldecker, Husband and Wife, hereby release all rights of dower herein.

Witness our hands this 11<sup>th</sup> day of May, 2016.

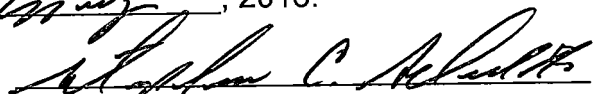
  
James L. Shindeldecker

  
Susan M. Shindeldecker

STATE OF OHIO, COUNTY OF Marion, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named James L. Shindeldecker and Susan M. Shindeldecker, Husband and Wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Marion County Ohio, this 11<sup>th</sup> day of May, 2016.

  
Notary Public



Stephen C. Schulte  
Notary Public - State of Ohio  
My Comm. Exp. 2/3/2020

This instrument prepared by:  
Meikle, Tesno & Luth, Attys.  
100 N. Main St., Celina, OH 45822