

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 04 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

AUG 04 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 122⁵⁶
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 8-4-16
Deputy Aud. Date

(2)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: Joseph H. Drake, unmarried ("Grantors"), for good and valuable consideration paid by the Grantee herein, the receipt of which is hereby acknowledged, grants, bargains, sells, and conveys with General Warranty Covenants, to Marilyn M. Westendorf and Wesley J. Westendorf, wife and husband ("Grantee"), for their joint lives the remainder to the survivor of them, their heirs, successors, and assigns forever, whose tax mailing address is 5128 Grove Drive, Celina, Ohio 45822, the following described real estate:

See Attached Exhibit "A" Fully Incorporated Herein

MAP
Parcel Number: 09-20-333-026 ; 09-20-333-025 ; 09-20-333-028
PARCEL # 09-054400.0000 09-054500.0000 09-051900.0000

Prior instrument reference: Official Record Book 189, Page 2442, Mercer County, Ohio Recorder's Office.

This General Warranty Deed has been executed Joseph H. Drake, unmarried by and through Marjorie A. Fetters, his attorney in fact Grantor, this 9th day of June 2016

Joseph H. Drake by and through Marjorie A. Fetters Attorney in fact
Joseph H. Drake, unmarried by and through Marjorie A. Fetters, his attorney in fact

State of Ohio
County of Miami

SS:

The foregoing instrument was subscribed, sworn to and acknowledged before me this 9th day of June 2016, Marjorie A. Fetters, attorney in fact, for Joseph H. Drake, unmarried who personally appeared before me and acknowledged the signing thereof to be his voluntary act and deed, for the purposes herein stated.

In testimony thereof, I have hereunto subscribed my name and affixed my seal on the day and year aforesaid.

Crystal Clements
Notary Public

This instrument prepared by:
John R. Meckstroth, Jr Attorney at Law
SPRINGDALE TITLE, LLC
11503 Springfield Pike, Suite 100
Cincinnati, Ohio 45246
(513) 825-7600



CRYSTAL CLEMENTS
Notary Public
In and for the State of Ohio
My Commission Expires
November 2, 2015 2020
Recorded in Montgomery County

EXHIBIT "A"

ST16-0188

Tract No. 1: Being Lots Number Twenty (20) and Twenty-one (21) of DORSTEN'S ADDITION as the same appear upon the recorded plat thereof in Franklin Township, Mercer County, Ohio, and of record in Plat Book 4, Page 62 of the Mercer County, Ohio, Records of Plats, subject to all easements, restrictions and reservations of record, together with all water well rights.

Tract No. 2: Being a parcel of real estate of the North half of the Southwest quarter of Section 20, Town 6 South, Range 3 East, and more particularly described as follows: Beginning at a point that is 891 feet West of the Southeast corner of the North half of the Southwest quarter, said point being 891 feet West of State Route 703 as the place of beginning; thence North 100 feet on and along the East line of grantees' property to a point; thence East 75 feet to a point; thence South 100 feet to the South line of the North half of the Southwest quarter of Section 20 aforesaid; thence West 75 feet to the place of beginning, and containing 0.17 of an acre of land, more or less, subject to all easements, restrictions and reservations of record.

BEING the same property conveyed to Joseph H. Drake and Carolyn A. Drake by Deed dated October 19, 1989 and recorded on October 27, 1989, of record in Volume 311, Page 670, in the Office of the Recorder of Mercer County, Ohio. THEREAFTER, being the same property conveyed to Joseph H. Drake by Certificate of Transfer recorded on September 8, 2004, of record in Book 189, Page 2442, in the Office aforesaid.

The following is provided as an accommodation for informational purposes only. No insurance is provided over same:

Current Property Address: 5128 GROVE DRIVE, CELINA, Ohio 45822
Current Parcel ID No: 09-20-333-026