

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 30 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JAN 30 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 133<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 1-30-17  
Deputy Aud. Date

## OHIO WARRANTY DEED

### Know All Persons By These Presents

That, **Robert L. Carmean, a married man**, for valuable consideration paid, grants with general warranty covenants, to

**Karen Lee Tribby**

whose tax mailing address is 201 Cole Drive, Fairfield, Ohio 45014, the following real property:

Situated in the **TOWNSHIP of FRANKLIN, COUNTY of MERCER, and STATE of OHIO:**

Being part of the Northeast quarter (¼) of the Northeast quarter (¼) of Section Twenty (20), Town Six (6) South, Range Three (3) East, and being Lot Number Three (3) of the plat known as South Bay Addition, recorded in Plat Book 4, Page 16 of the Plat Records of Mercer County, Ohio. This conveyance being subject to the right of a water way reserved by Clarence L. Harris and Gladys Harris in deed to Herbert Chas. Busch and F.E. Leibig dated April 10, 1936 and recorded in Deed Book 128, Page 295, of the Deed Records of Mercer County, Ohio on April 11, 1936.

Subject to a Water Well Agreement and Easement filed in Instrument #201100004338, Mercer County Recorder's Records.

Tax Parcel I.D. #09-013400.0000 / Map #09-20-227-022

Prior Instrument Reference: Official Record Volume 202, Page 1481, and Instrument #201000001243, Mercer County Recorder's Records.

Grantor and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

And for valuable consideration **Robert L. Carmean, a married man, and Amanda Marie Carmean, his wife**, do hereby remise and release unto the said Grantee, her heirs and assigns, all their right and expectancy of DOWER in the above described premises.

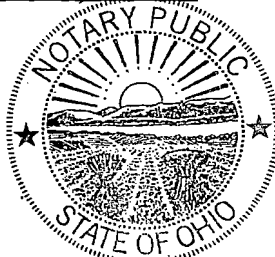
Dated: 1/26/17

Robert L. Carmean  
Robert L. Carmean

STATE OF OHIO - COUNTY OF ~~MERCER~~ - ss:  
MONTGOMERY *RV*

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Robert L. Carmean**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

*RV* IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at ~~Dayton, Montgomery~~ Celina, Mercer County, Ohio, this 26 day of January, A.D. 2017.



ROBIN R. SLONE, Notary Public  
In and for the State of Ohio  
My Commission Expires Nov. 9, 2018

Rob R. Slone  
Notary Public for Ohio  
My Commission Expires:

\*\*\*\*\*

Dated: 1/26/2017 *MC*

Amanda Marie Carmean  
Amanda Marie Carmean

STATE OF OHIO - COUNTY OF ~~DARKE~~ - ss:  
Montgomery *RV*

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Amanda Marie Carmean**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

*RV* IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at ~~Dayton, Montgomery~~ Arcanum, Darke County, Ohio, this 26 day of January, A.D. 2017.



ROBIN R. SLONE, Notary Public  
In and for the State of Ohio  
My Commission Expires Nov. 9, 2018

Rob R. Slone  
Notary Public for Ohio  
My Commission Expires:

This instrument prepared by: KNAPKE LAW OFFICE, LLC, 115 N. Walnut St., Celina, OH 45822  
At Request of: Century 21 Master Key Realty, 909 N. Main St., Celina, OH 45822