

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 31 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 31 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 463⁸⁰
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 1-31-17
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, **Gaile T. Kanak, an unmarried man**, for valuable consideration, paid,
grants, with general warranty covenants, to

Garry D. Wackler

whose **TAX MAILING ADDRESS** is 5256 South Pointe Boulevard, Celina, Ohio 45822,
the following real property:

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

Being Lots Numbered Two (2) and Four (4) of SOUTH POINTE SUBDIVISION FIRST ADDITION
as shown on the recorded plat thereof as recorded in Plat Cabinet 1, Pages 261-262, subject to
all easements, conditions and restrictions of record, and also subject to the Declaration of
Covenants, Conditions, and Restrictions and Reservations of Easements as recorded in Official
Records Volume 15, Pages 1013-1029, Mercer County Recorder's Office.

As part of the consideration for this deed, Grantor and Grantee agree that these two lots, or any
part thereof, shall not be transferred without transferring all of both lots together. Further, Lot 4
cannot be used as a site for a residential structure, but may only be used as a site for a garage,
subject to all rules, regulations, restrictions and conditions of record.

The restriction stated herein shall run with the land.

Tax Parcel I.D. #09-033000.0200 / Tax Map #09-20-283-020

Tax Parcel I.D. #09-033000.0400 / Tax Map #09-20-283-021

Prior Instrument Reference: Instrument #201300003379, 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.

Dated: 1-31-17


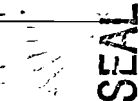
Gaile T. Kanak
Gaile T. Kanak

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Gaile T. Kanak, an unmarried man**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 31st day of January, A.D. 2017.

M CHARLENE BROOKS
Notary Public, State of Ohio
My Commission Expires Feb. 11, 2019


Notary Public for Ohio
My Commission Expires:  **SEAL**