

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

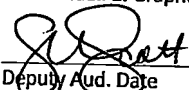
APR 28 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 28 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee ^{\$} 262.20
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
 4/28/17
Deputy Aud. Date

Ohio Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

THAT BERNARD JACOB AND NANCY JACOB, Husband and Wife, the GRANTORS, in consideration of One and No/100 (\$1.00) Dollar and Other Valuable Considerations to them paid by GREGORY J. POOLE AND CAROLYN SUE POOLE, Husband and Wife, for their joint lives, the remainder to the survivor of them, the GRANTEES, whose address is 6587 Bruce Rd., Celina, Ohio 45822, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said GREGORY J. POOLE AND CAROLYN SUE POOLE, Husband and Wife, for their joint lives, the remainder to the survivor of them, the GRANTEES, the following described Real Estate situate in the Township of Franklin, County of Mercer, and State of Ohio, to-wit:

*Situate in the Township of Franklin, County of Mercer, and State of Ohio, and bounded and described as follows:
Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Southwest quarter of the Southwest Quarter of Section Twenty (20), Township Six (6) South, Range Three (3) East. Also being all of Lot Number 11 and part of Lots 12, 28 and 29 in Ballinger's Park, being more particularly described as follows:*

Commencing for reference at a 5/8 inch iron bar at the northwest corner of lot number 10 and Ballinger's Park; thence, South 24°03'41" west along the west line of said lot number 10, a distance of forty-three and 92/100 (43.92) feet to a 5/8 inch iron bar at the southwest corner of lot 10 and the northwest corner of lot 11, said point being the place of beginning for the parcel to be conveyed by this instrument; thence, west, a distance of One Hundred and 07/100 (100.07) feet to a point in the property line of the State of Ohio, as shown on sheet 9 of 29 of survey of Grand Lake St. Marys by Jennings Lawrence Company, dated 1968, on file in the County Recorder's Office; thence, south 01°31'54" east, along said State property line, a distance of thirteen and 14/100 (13.14) feet to a point; thence South 55°42'39" east, a distance of seventy-nine and 81/100 (79.81) feet to a 5/8 inch iron bar; thence, east, a distance of fifty-two and 10/100 (52.10) feet to a 5/8 inch iron bar; thence, North 67°59'44" east, a distance of twenty-nine and 36/100 (29.36) feet to a 5/8 inch iron bar; thence North 24°03'41" east, a distance of fifty-one

and 59/100 (51.59) feet to a 5/8 inch iron bar; thence west along the north line of the aforementioned lot 11 and the extension thereof, a distance of sixty-six and 57/100 (66.57) feet to the place of beginning.

Containing 0.168 acre of land, more or less, subject to all easements, agreements and right-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated June, 1979, and recorded in Plat Book 8, Page 150.

Last transfers of record appear in Volume 258, Page 77 and Lease and Agreements Volume 46, Page 151 for vacated street by agreement, of the Mercer County, Ohio, Recorder's Office.

No additional dwellings may be placed on the 0.168 acre parcel above. Premises is subject to all existing utilities and sewers and waterlines as presently located, with grantors reserving easements for the purposes if relocation is required, and for maintenance.

Subject, however, to taxes and assessments due and payable in December, 1994, and thereafter, all of which the grantees herein assume and agree to pay. Then grantees also agree to accept the property subject to all easements, restrictions and covenants of record.

Tax Map No.: 09-057900.0000

Map No.: 09-20-351-007

Last Transfer: Official Record Volume 287, Page 315 and Official Record Volume 328, Page 645 of Mercer County, Ohio

*and all the **Estate, Title and Interest** of said GRANTORS in and to the said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said GRANTEES, forever.*

***And the said GRANTORS do hereby Covenant and Warrant** that the title so conveyed is **Clear, Free and Unincumbered; and Further**, that they **will Defend** the same against all lawful claims of all persons whomsoever. All taxes and assessments shall be prorated to the date of closing.*

***IN WITNESS WHEREOF**, the said BERNARD JACOB AND NANCY JACOB, the GRANTORS, who hereby release all their right and expectancy of **Dower** in the said premises, have hereunto set their hands this 28th day of April, in the year of our Lord two thousand and seventeen.*

Bernard Jacob
BERNARD JACOB

Nancy Jacob
NANCY JACOB

STATE OF OHIO, COUNTY OF MERCER, ss:

Be it Remembered, That on this 28th day of April, in the year of our Lord two thousand and seventeen, before me, a subscriber, a Notary Public in and for said county, personally came BERNARD JACOB AND NANCY JACOB, Husband and Wife, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Official Seal on the day and year last aforesaid.



ELIJAH ZAMUDIO
Notary Public, State of Ohio
My Commission Expires
October 1, 2019

[Signature]
Notary Public

No examination of the records pertaining to the title to this Real Estate was done, for none was requested by either Grantors or Grantees.

This Instrument Prepared By: Shaun A. Putman, Attorney at Law
PUTMAN LAW OFFICES, LLC
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Van Wert, Ohio 45891
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