

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 08 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 08 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 1662.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
Deputy Aud. Date 6/8/17

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Robert B. Homan and Constance S. Homan**, husband and wife, of Mercer County, Ohio, in consideration of one dollar and other good and valuable considerations, to them in hand paid by **Rebecca K. Kelly**, whose tax-mailing address is 5565 Hidden Shores Drive, Celina, OH 45822, do hereby grant, bargain, sell, and convey, with general warranty covenants, to the said **Rebecca K. Kelly**, the following described real property:

DUB Being a parcel of land situated in the southwest quarter of Section 16, Township 6 South, Range 3 East, Franklin Township, Mercer County, State of Ohio, and bounded and described as follows:

Beginning at a railroad spike marking the south quarter post of said Section 16; thence North 88° 41' 26" West along the south section line and approximate centerline of Cottonwood Road a distance of three hundred seventy-four and fifteen hundredths feet (374.15') to an iron pin; thence along the property line of the State of Ohio the following bearings and distances:

North 02° 59' 29" W 53.30',
North 38° 45' 55" West 98.75',
North 27° 16' 15" West 246.89',
North 42° 43' 36" East 512.94' for the True Point of Beginning;
Thence South 34° 24' 00" East a distance of sixty-one and twenty-three hundredths feet (61.23') to an iron pin; thence North 25° 04' 25" East a distance of one hundred twenty-one and seventy-four hundredths feet (121.74') to an iron pin; thence North 60° 09' 22"

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Homan to Kelly

East a distance of twenty-eight and forty-seven hundredths feet (28.47') to an iron pin; thence North 29° 50' 38" West a distance of one hundred fifty and five hundredths feet (150.05') to an iron pin; thence along the property line of the State of Ohio the following bearings and distances:

South 60° 09' 22" West 90.00',
South 14° 43' 23" West 164.68' to the True Point of Beginning containing 0.464 acres more or less.

Said parcel is subject to all easements, covenants, conditions, and restrictions of record, including but not limited to the Declaration of Covenants, Conditions, and Restrictions for Hidden Shores, a Planned Unit Development in Franklin Township, Mercer County, Ohio, recorded at Vol. 84, Pages 787-838 and the First Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for Hidden Shores recorded at Volume 129, Page 1055, of the Official Records of Mercer County, Ohio.

Last Transfer: Official Record Book 129, Page 1062, Mercer County Recorder's Office.

Permanent Parcel #09-000200.0100
Tax Map #09-16-379-004

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

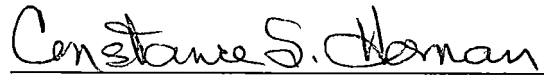
and all the estate, right, title, and interest of the said grantors in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to the said grantee, her heirs and assigns forever.

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Homan to Kelly

In Witness Whereof, the said Robert B. Homan and Constance S. Homan, husband and wife, who hereby release their right and expectancy of dower in said premises, have hereunto set their hands this 7th day of June, 2017.



Robert B. Homan



Constance S. Homan

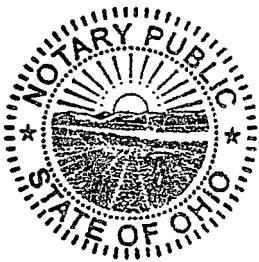
State of Ohio, County of Mercer, SS:

BE IT REMEMBERED, That on this 7th day of June, 2017, before me, the subscriber, a notary public in and for said state, personally came Robert B. Homan and Constance S. Homan, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.



Notary Public – State of Ohio



RENAE M. GELS
Notary Public, State of Ohio
My Comm. Expires May 4, 2021

Instrument prepared by:
David Wm. Bruns
Attorney Reg. #0002539
123 West Main Street, Box 71
Coldwater, OH 45828
Phone: 419-678-4317