

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUN 12 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JUN 12 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 437.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KS 6/12/2017  
Deputy Aud. Date

**Ohio Warranty Deed**

**KNOW ALL MEN BY THESE PRESENTS**

*THAT JASON E. TREHERNE, Guardian of the Estate of JACKSON THEE, a minor,  
Montgomery County, Ohio, Case No. 2010GRD00254, the GRANTOR, in consideration of  
One and No/100 (\$1.00) Dollar and Other Valuable Considerations to him paid by GENE  
R. ROWE AND SHARON R. ROWE, Husband and Wife, for their joint lives, the remainder  
to the survivor of them, the GRANTEES, whose address is 5325 Stillwater Lane, Celina,  
Ohio 45822, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain,  
Sell and Convey to the said GENE R. ROWE AND SHARON R. ROWE, Husband and  
Wife, for their joint lives, the remainder to the survivor of them, the GRANTEE, the  
following described Real Estate situate in the Township of Franklin, County of Mercer,  
and State of Ohio, to-wit:*

*Being Lot numbered Thirty-six (36) of South Pointe  
Subdivision 2nd Addition as recorded in Plat Cabinet "1",  
Page 326, Replatted in Plat Cabinet "1", Page 330 of the  
Plat Records of Mercer County, Ohio.*

*Property Address: 5325 Stillwater Lane, Celina, Ohio 45822  
Parcel No.: 09-033000.3800  
Map No.: 09-20-282-021*

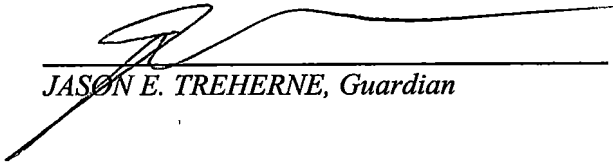
*Last Transfer: Instrument #201300005549 and Instrument #201100004960 of the Mercer  
County, Ohio Recorder's Office*

*and all the Estate, Title and Interest of said GRANTOR 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 GRANTOR does hereby Covenant and Warrant that the title so  
conveyed is Clear, Free and Unincumbered; and Further, that he will Defend the same*

against all lawful claims of all persons whomsoever. Taxes and Assessments shall be prorated to the date of closing.

IN WITNESS WHEREOF, the said JASON E. TREHERNE, Guardian of the Estate of JACKSON THEE a minor, Montgomery County, Ohio Case No. 2010GRD00254, the GRANTOR, who hereby releases all his right and expectancy of Dower in the said premises, has hereunto set his hands this 9<sup>th</sup> day of June, in the year of our Lord two thousand and seventeen.

  
\_\_\_\_\_  
JASON E. TREHERNE, Guardian

STATE OF OHIO, COUNTY OF MERCER, ss:

Be it Remembered, That on this 9<sup>th</sup> day of June, in the year of our Lord two thousand and seventeen, before me, a subscriber, a Notary Public in and for said county, personally came JASON E. TREHERNE, Guardian of the Estate of JACKSON THEE a minor, Montgomery County, Ohio Case No. 2010GRD00254, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his 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.



**SARAH D RHINESMITH**  
Notary Public, State of Ohio  
My Commission Expires May 23, 2022

  
\_\_\_\_\_  
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**  
111 East Main Street, Suite 105  
Van Wert, Ohio 45891  
Telephone: 419-238-2200