

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 22 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

AUG 22 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 402.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KD 8-22-17  
Deputy Aud. Date

**WARRANTY DEED\***  
(statutory form)

**Know All Men By These Presents**, that **John A. Hernandez, Jr.**, unmarried, Grantor, for valuable consideration paid, grants with general warranty covenants, to **Richard Andrew Murray**, Grantee, whose tax mailing address will be 5345 Lake Drive, Celina, OH 45822, the following described real estate:

Situated in the Township of Franklin, County of Mercer and State of Ohio, to-wit:

Being Number Lot Fifty-three (53) in Bayview Third Addition, Plat Book 7, Page 24, of Mercer County, Ohio, Records of Plats, subject to all easements, conditions and restrictions of record.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Being part of Lot Number Fifty-three (53) of Bayview Third Addition, Section Twenty-two (22), Town Six (6) South, Range Three (3) East, Franklin Township, Mercer County, Ohio, and being further described as follows:

Commencing at the Southeast corner of Lot Fifty-three (53) at Lake Drive;

thence West along the South line of Lot Fifty-three (53), a distance of One Hundred Forty (140.00) feet to an iron pipe;

thence Northeast along the West line of Lot Fifty-three (53), a distance of Eighteen and Seventy-five Hundredths (18.75) feet to an iron pipe;

thence in an easterly direction, a distance of One Hundred Twenty-three and Eight Tenths (123.8) feet to an iron pipe at the Southeast corner of Lot Number Fifty-three (53) and the PLACE OF BEGINNING.

Said parcel being a triangular shaped tract off of the South side of Lot Number Fifty-three (53) and containing Six Hundred Twenty-six (626) square feet of area, more or less.

Parcel ID#: 09-075500.0000 Tax Map ID#: 09-22-280-017  
Property known as: 5345 Lake Drive, Celina, Ohio 45822

(Prior Instrument References: Instrument #201500005329, Mercer County Recorder's Office).

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

Executed this 17<sup>th</sup> day of August, 2017.

John A. Hernandez, Jr.  
John A. Hernandez, Jr.

State of Ohio

County of Meigs §:

Before me, a notary public in and for said county, personally appeared the above named **John A. Hernandez, Jr.**, unmarried, 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, Ohio, this 17<sup>th</sup> day of August, 2017.



JEFFREY D. WOLTERS  
Notary Public • State of Ohio  
My Commission Expires:  
November 22, 2021

Jeffrey D. Wolters  
Notary Public

This Instrument prepared by and without the benefit of a title search:  
NOBLE, MONTAGUE & MOUL, L.L.C.  
Attorneys at Law  
146 East Spring St.  
St. Marys, OH 45885  
(419) 394-7441

\* See Sections 5302.05 and 5302.06, Ohio Revised Code