

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 23 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

AUG 23 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~EXEMPT~~
Exemption paragraph, conveyance fee EL
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec. 5302.02
202 Randall E. Grapner Mercer County Auditor.

KS 8/23/2017
Deputy Aud. Date

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS

That,

SHEILA R. WESTRICK
married, of the County of Mercer, State of Ohio

for valuable consideration paid, grant to

TWO SHIPS, LLC, An Ohio Limited Liability Company

whose TAX MAILING ADDRESS is

5175 South Lake Court
Celina, Ohio 45822

the following real property:

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

Being a part of the Southwest Quarter of Section 20, Town-6-South, Range-3-East,
Franklin Township, Mercer County, Ohio, and more particularly described as follows:

Being Lot Number Twenty-Five (25) of Hillside North Subdivision, as the same is
shown on the recorded plat thereof in Plat Cabinet 1, Page 381, Mercer County
Recorder's Plat Records, and subject to all easements, conditions, restrictions and rights
of way of record.

Prior Instrument Reference: OR Book 145, Page 1732
Parcel # 9-051800.2500; Map Number 09-20-334-025

ALSO:

Situated in the Township of Franklin, County of Mercer, and State of Ohio, bounded
and described as follows:

Located along the west side of the west fraction of the northeast quarter of Section 20,
Town 6 South, Range 3 East, more particularly described as follows: Beginning for the
same at a point on the north and south half section line, which is the center of the road,
695.00 feet north of the center of Section 20, Town 6 South, Range 3 East; thence East
90 feet to an iron bolt; thence north 80 feet; thence west 90 feet to the center of the
road; thence south 80 feet to the place of beginning, which premises are designated on
the survey made for I.J. Steinke as Lots numbered 9 and 10; all as recorded in Deed
Book 163, Page 401 of the deed records of Mercer County, Ohio.

ALSO: Beginning at a point on the North-South Section line 640 feet north of a stone
marking the center of said Section 20; thence with an angle 90° east a distance of 110
feet to a point; thence with an angle of 90° north and parallel to said North and South
half section line at a distance of 55 feet to a point; thence with a 90° angle west a
distance of 110 feet to a point on said North and South half section line; thence with a
90° angle south along said half section line 55 feet to the place of beginning.

ALSO: Commencing at the center of fractional Section Twenty (20), said point being
defined by a railroad spike found on the centerline of Windy Point Road at its
intersection with the centerline of State Route 2119; thence North 01°21'06" East on
and along the centerline of Windy Point Road, also being the North-South half section

line of Section Twenty (20), 695.00 feet to a masonry nail set; thence continuing North 01°21'06" East, 80.00 feet to a masonry nail set; thence South 88°39'49" East 91.58 feet to a One (1) inch iron pipe found as the place of beginning and passing through a Five-eighths (5/8) inch iron pin set at 15.00 feet and passing along the land described in Deed Volume 272, Page 154, Volume 270, Page 367, Volume 248, Page 339 and Volume 305, Page 584; thence continuing South 88°39'49" East, 20.00 feet to an iron pin set; thence South 01° 26'37" West 80.03 feet to an iron pin set; thence North 88°38'44" West 20.00 feet to an iron bolt found; thence North 01°26'37" East 80.00 feet to the place of beginning and passing along the lands described in Deed Volume 248, Page 449 and Volume 305, Page 584. The aforescribed tracts contain 0.037 acres, more or less, subject to all easements of record, and is part of the land last described in the Mercer County Deed Volume 290, Page 306. The parcel is shown on a plat of survey filed with the Mercer County Engineer as Parcel "A". All bearings for this survey description were turned from the half section line of Section 20 established as North 01°21'06" East.

The above parcel being conveyed is for increasing an existing lot size, with no additional building sites being created. The above description is the result of a survey made by Roy F. Thompson, Jr., Registered Surveyor No. 5379.

Prior Instrument Number: 201600004234

Parcel # 09-026800.0000, 09-027000.0000, 09-026900.0000

Map Numbers: 09-20-251-011, 09-20-251-012, 09-20-251-010

Prior Instrument Reference: 201700003953

be the same more or less, but subject to all legal highways.

Taxes and assessments shall be prorated to the date of delivery of this instrument.

GRANTOR RESERVES TO HERSELF AND EXCEPTS FROM THIS CONVEYANCE, A LIFE ESTATE IN THE ABOVE DESCRIBED REAL PROPERTY:

As long as the grantor is able to live independently.

At such time that the grantor is no longer able to live independently, the real estate described herein shall revert to the remainderman, its successor, or assigns.

This reservation of a defeasible life estate is personal to the grantor herein and the grantor agrees that she shall possess no power to sell said life estate without the consent of the remainderman, its successor, or assigns.

Grantor agrees that she will pay all expenses relating to said real estate during her lifetime or for as long as she can live independently. This includes but is not limited to, utilities, insurance, real estate taxes, repairs, and general maintenance.

Grantor further agrees that he shall obtain a loss payable clause providing for payment to the grantee, as the grantee's interest may appear. A copy of said insurance policy shall be provided to the grantee.

KEITH A. WESTRICK, Spouse of Grantor, SHEILA R. WESTRICK, releases all rights of dower therein.

IN WITNESS WHEREOF, I have hereunto set my hand the 7th day of August, in the year of our Lord, two thousand seventeen.

Sheila R. Westrick
SHEILA R. WESTRICK

Keith A. Westrick
KEITH A. WESTRICK

STATE OF OHIO)
)ss
COUNTY OF PUTNAM)

Notarial Acknowledgment . Before me, a Notary Public, in and for said County and State, personally appeared the above named, SHEILA R. WESTRICK and KEITH A. WESTRICK, who acknowledged signing the foregoing instrument and that the same was a free act and deed this 7th day of August, in the year of our Lord, two thousand seventeen.



William J. Wildenhaus, Notary Public
State of Ohio, County of Putnam
My Commission has no expiration

THIS DEED PREPARED
WITHOUT BENEFIT OF
TITLE EXAMINATION

THIS INSTRUMENT PREPARED BY:
LEOPOLD, WILDENHAUS, SAHLOFF & WELCH
BY: William J. Wildenhaus
Attorney-at-Law