

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

SEP 05 2017

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

SEP 05 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

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

Scott 9/5/17  
Deputy Aud. Date

**WARRANTY DEED**

MARY BETH MUHA, unmarried (the "Grantor"), for valuable consideration paid, grants, with general warranty covenants to MARY ELIZABETH MUHA, TRUSTEE OF THE MARY ELIZABETH MUHA FAMILY REVOCABLE TRUST DATED July 14 2017, AS MAY BE AMENDED, MODIFIED AND/OR RESTATED, whose TAX MAILING ADDRESS 5595 West Hidden Shores Drive, Celina, OH 45822 (the "Grantee"), the real property described below.

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

And being Lot No. 2 (two), on the Plat of HIDDEN SHORES, SECTION ONE, as recorded in Plat Cabinet 1, Pages 311 and 312, of the Plat Records of Mercer County, Ohio.

LESS AND EXCEPTING THEREFROM THE FOLLOWING deed by Vernon L. Hoying and Susan J. Hoying husband and wife to Julia A. Niekamp, Jeffry G. Monnin, Michael A. Monnin and Krista M. Cisco, Trustees of the Hidden Point Trust Agreement dated June 11, 1999 recorded in Official Record 95, page 8 more fully described as follows:

Being part of Lot number 2 of the Hidden Shores Subdivision, as recorded in Plat Book 1, pages 311 & 312, located in the Southwest quarter of Section 16, Township 6-S, Range 3-E, Franklin Township, Mercer County, Ohio and bounded and described as follows:

Beginning at an iron pin marking a corner of Lot number 2 for THE TRUE POINT OF BEGINNING; thence South 19° 50' 26" West a distance of nine and sixty-one hundredth feet (9.61') to an iron pin; thence North 44° 19' 12" West a distance of one hundred thirty-one and twenty-seven hundredths feet (131.27') to an iron pin marking a corner of lot number 2; thence South 48° 12' 42" East a distance of one hundred twenty-seven and thirty-eight hundredths feet (127.38) to THE TRUE POINT OF BEGINNING containing 0.013 acres of land.

Said tract being subject to all highways and any other easements or restrictions of record.

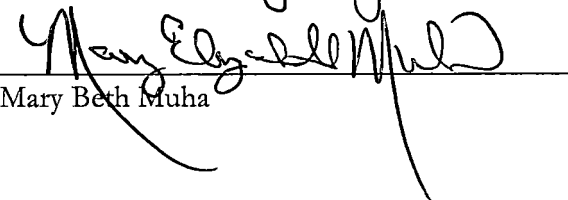
Description based on a survey made Eric C. Thomas, Registered Surveyor No. 7236 on July 26, 1999 and is on file with the Mercer County Tax Map Department.

Parcel No. 09-000200-0102      Map # 09-16-451-002

Prior Document Reference: Instrument No. 201700002619, Mercer County Records.

Subject to restrictions, covenants, conditions, reservations, mortgages, or easements of record, if any, zoning ordinances, if any, taxes and assessments, both general and special, which are a lien but not yet due and payable.


The undersigned have hereunto set their hands this 14<sup>th</sup> day of July, 2017.

  
\_\_\_\_\_  
Mary Beth Muha

STATE OF OHIO      )  
                                         ) SS:  
COUNTY OF Allen      )

BEFORE ME, a notary public in and for said County and State, personally appeared the above-named MARY BETH MUHA, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at Lima, Ohio, 14<sup>th</sup> day of July, 2017.

  
\_\_\_\_\_  
Notary Public

This instrument prepared by:  
SHANNON M. HOCH  
*Attorney at Law*  
3737 Park East Drive, Suite 204  
Beachwood, OH 44122  
(440) 338-1055



CAROL F. FRYMYER  
Notary Public, State of Ohio  
My Commission Expires March 16, 2019  
Recorded in Allen County