

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 29 2017


MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 29 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee ^{\$} 115.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

 9/29/17
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Roger A. Swartz and Sue A. Swartz, husband and wife**, the Grantors herein, for valuable consideration paid, grant, with general warranty covenants, to **Erin L. Stahl**, whose tax mailing address is 5134 Its It Road, Celina, Ohio 45822, the following described real property:

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

Being a tract of land in Soller's First Addition, said tract being all of Lot Number 15 and part of Lot Number 14, and more particularly described as follows:

Beginning at the Northwest corner of Lot Number 15; thence North 7° 26' West 28.89 feet along the West line of Lot Number 14 to an iron pipe; thence Easterly 97.13 feet across Lot 14 to an iron pipe set on the East line of Lot 14; thence South 7° 26' East, 23.31 feet along the East line of Lot 14 to the Northeast corner of Lot 15; thence Westerly along the North line of Lot 15, 95 feet to the place of beginning. The intent of this deed is to convey a tract of land 97.83 feet on the South, 71 feet on the West, 97.13 feet on the North, 78 feet on the East, said tract being all of Lot 15 and part of Lot 14 as described above, subject to all water and sanitation regulations as the same are set forth on the recorded plat of this Addition and an easement is hereby granted to Grantee herein and to subsequent owners of the lot herein conveyed, to the water front, designated by cement foot walk for the use and enjoyment of fishing dock which shall not exceed 15 feet of water front. This easement is granted on condition that the regulations of owner is complied with so that each lot owner in Soller's First Addition has equal use of the water front and be responsible for its clear and unobstructed appearance.

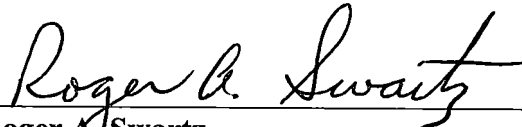
Prior Instrument Reference: Deed Volume 324, Page 709

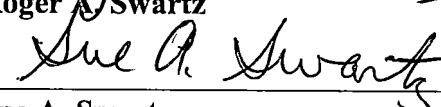
Tax Parcel Numbers: *Lot 15* 09-008400.0000 *Part Lot 14* 09-008300.0000

Tax Map Numbers: 09-19-402-043 09-19-402-042

The Grantors herein agree to pay the February, 2018, installment of real estate tax, and the Grantee herein agrees to pay the July, 2018, installment and all those due and payable thereafter.

Roger A. Swartz and Sue A. Swartz, husband and wife, who relinquish their right and expectancy of dower, have hereunto set their hands on the date set forth in the acknowledgment.



Roger A. Swartz


Sue A. Swartz


STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared the above-named **Roger A. Swartz and Sue A. Swartz, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at Celina, Ohio this 29 day of September, 2017.



Anthony Chappel
Notary Public • State of Ohio
My Commission Expires:
May 29, 2022
Recorded in Mercer County



Notary Public, State of Ohio

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS. (LJS/dg)
113 East Market Street, P.O. Box 404
Celina, OH 45822