

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 26 2017

MERCER COUNTY
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee \$ 273.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 10/26/17
Deputy Aud. Date

TRANSFERRED

OCT 26 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

JOINT & SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS, THAT CJ NELSON

RENTALS LLC, An Ohio Limited Liability Company, by JEFFERY A.

NELSON, its Member, the Grantor, for valuable consideration paid,

GRANTS, with general warranty covenants to TERRY L. NIEHAUS and

PATRICIA M. NIEHAUS, the Grantees, for their joint lives,

remainder to the survivor of them, whose mailing address will be

208 Eagleview Way, Cincinnati, OH, 45215, the following real

property, to-wit:

**SITUATE IN THE TOWNSHIP OF FRANKLIN, COUNTY OF MERCER, AND STATE
OF OHIO to-wit:**

Being Lot Numbered 108, Bass Landing, as recorded in Plat
Cabinet 1, Page 250 of the Plat Records of Mercer County, Ohio.

Subject to all easements, conditions, and restrictions of record
including, but not limited to, those set forth in the
Declaration of Covenants, Conditions, Restrictions and
Assessments for Bass Landing, Inc. as recorded in Volume 11,
Page 984 of the records of Mercer County, Ohio, Recorder's
Office, and all supplements and amendments thereof.

Known as: 7051 Woods Ct., Celina, OH, 45822

Parcel #09-000799.0108

Map #09-16-353-004

Prior Deed Reference: Instrument #201600005415

IN WITNESS WHEREOF, **CJ NELSON RENTALS LLC**, By **JEFFERY A. NELSON**, its Member, the Grantor, who hereby releases all right and expectancy of dower herein, has set his hand, the date and place below stated.

CJ NELSON RENTALS LLC:

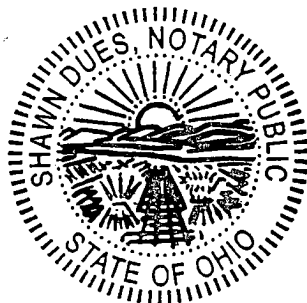
BY: X


JEFFERY A. NELSON, MEMBER

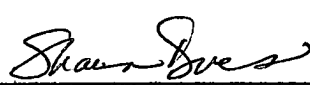
STATE OF OHIO
COUNTY OF Mercer, SS:

BE IT REMEMBERED that on this 21ST day of September, 2017, before me, a Notary Public in and for said county and state, personally came **JEFFERY A. NELSON**, being the Member of **CJ NELSON RENTALS LLC**, the Grantor in the foregoing deed and acknowledged the signing thereof to be his voluntary act and deed as such Member of **CJ NELSON RENTALS LLC**, and being duly authorized as such Member.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on the year and day last aforesaid.



X


NOTARY PUBLIC, STATE OF OHIO

PRINT NAME: Shawn Dues

MY COMMISSION EXPIRES: Nov. 7th, 2020

Prepared by:
KENNETH E. HITCHEN
Attorney at Law
TENURE TITLE AGENCY
510 West South St.
St. Marys OH 45885

This deed was prepared without benefit of title examination or any other evidence of title.