

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 08 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 08 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 297⁵⁶
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec. 319,
202 Randall E. Grapner Mercer County Auditor.

KP 11-8-17
Deputy Aud. Date

GENERAL WARRANTY DEED

Richard A. Whetstone and Barbara S. Whetstone, husband and wife, of Mercer County, Ohio, the Grantors, for valuable consideration paid, grant and convey with general warranty covenants to Joy L. Miller the Grantee, whose tax-mailing address is: 209 Lawrence Avenue, Columbus, Ohio 43228 the following described premises:

Situated in the Township of Franklin, County of Mercer, and Stat of Ohio:
Situated in the Northwest Quarter of Section 20, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and being a part of the Lots 14 and 14A of Turtle Neck Point as described in Mercer County Deed Records Volume 289, Page 425 and Volume 287, Page 374 and being more particularly described as follows: beginning at an iron pin at the southwest corner of Lot 14 of Turtle Neck Point as recorded in Mercer County Plat Book 4, Page 59; said iron pin begin the TRUE POINT OF BEGINNING for the tract described herein; thence North 35°51'36" East 60.00 feet to an iron pipe; thence South 53°57'52" East, 76.00 feet to an iron pin; thence South 31°17'14" West 50.17 feet to an iron pin; thence South 53°57'53" East 35.66 feet to an iron pin; thence South 53° 11' 19" West 10.47 feet to an iron pipe; thence North 53°57'53" West 112.54 feet to the point of beginning, passing through an iron pipe at 32.54 feet, containing 0.116 acres, more or less (5041 square feet) being subject to all legal easements and highways of record. This description was prepared from an actual survey completed May 1987 by Jerry R. Garrison Registered Survey #6859.

ALSO: a boat dock on the South part of Lot 14A as described above. Also known as Boat Dock Number 24841 as assigned by Ohio Department of Natural Resources, Grand Lake St. Marys, Mercer County, Ohio.

Parcel #: 09-044700.0000

Tax Map #: 09-20-177-002

Previous deed reference: Volume 331, Page 721 in the Mercer County Recorder's Office.

Grantees agree to be liable for and pay the real estate taxes and assessments due and payable commencing on the date of recording this document, and all thereafter.

Grantors grant and convey all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Joy L. Miller**. And the said **Richard A. Whetstone and Barbara S. Whetstone, husband and wife**, do hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Richard A. Whetstone and Barbara S. Whetstone** have hereunto set their hands on this 8 day of November, 2017.

Richard A. Whetstone
Richard A. Whetstone

Barbara S. Whetstone
Barbara S. Whetstone

State of Ohio
County of Mercer ss:

BE IT REMEMBERED, that on this 8 day of November, 2017 before me the subscriber, a Notary Public in and for said county, personally came **Richard A. Whetstone and Barbara J. Whetstone**, husband and wife, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Karen Tester
Notary Public



KAREN TESTER
Notary Public - State of Ohio
My Commission Expires
01-30-2021
Recorded in Mercer County

This Instrument was prepared by: Matthew L. Gilmore Attorney at Law, Gilmore and Delzeith Co., LPA, 118 West Market Street, Celina, Ohio 45822. Tel: (419) 586-8120 Fax: (419) 586-7122, St. Henry Office, 642 E. Main Street, St. Henry, Ohio 45883. Tel: (419) 733-9110 without benefit of title search.