

TRANSFERRED

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FOR TAX MAPPING PURPOSES

NOV 22 2017

MERCER COUNTY
TAX MAP DEPARTMENT

NOV 22 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 257³⁰
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 11-22-17
Deputy Aud. Grapner

WARRANTY DEED-SURVIVORSHIP*
(statutory form)

Know All Men By These Presents, that **Richard A. Hirschfeld aka Richard Hirschfeld and Cathy J. Hirschfeld aka Cathy Hirschfeld**, husband and wife, for valuable consideration paid, grant, with general warranty covenants, to **John M. Sherard and Debra A. Sherard**, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address will be 7713 Lake Drive, Celina, OH 45822, the following described real estate:

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

Being Lots Numbered One (1), Eleven (11) and Twelve (12) of Day's
Addition as same appears on the recorded Plat thereof in Plat Book 5, Page
18, of the Plat Records of Mercer County, Ohio, subject to all restrictions,
easements and privileges of record.

Parcel ID#: 09-078200.0000 Map #09-22-179-001
Property known as: 7713 Lake Drive, Celina, Ohio 45822

Parcel ID#: 09-079300.0000 Map #09-22-179-007
Property known as: 0 St. Rt. 219, Celina, Ohio 45822

Parcel ID#: 09-079200.0000 Map #09-22-179-008
Property known as: 7713 St. Rt. 219, Celina, Ohio 45822

ALSO:

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

Being Lot Number Nine (9) in The Maples Subdivision as same is set forth
on the recorded Plat thereof in Plat Cabinet 1, Page 48, in the Recorder's
Office of Mercer County, Ohio, subject to all easements, restrictions of
record imposed thereon and the zoning ordinance of Franklin Township.

Reference is made to a survey of this area by James W. Geeslin,
Professional Surveyor 7764, dated April 13, 2007, on file in the County
Engineer's Office.

Parcel ID#: 09-078090.0000 Map #09-22-178-004
Property known as: 0 Channel Drive, Celina, Ohio 45822

(Prior Instrument References: Instrument #200800003491 and Instrument
#200800006967, Mercer County Recorder's Office).

Real Estate Taxes shall be prorated to the date of the closing.

Grantors hereby release all of their rights of dower therein in the share of the other.

Executed this 15th day of November, 2017.

Richard A. Hirschfeld

Richard A. Hirschfeld
aka Richard Hirschfeld

Cathy J. Hirschfeld

Cathy J. Hirschfeld
aka Cathy Hirschfeld

State of Ohio

§:

County of Auglaize

Before me, a notary public in and for said county, personally appeared the above named **Richard A. Hirschfeld aka Richard Hirschfeld and Cathy J. Hirschfeld aka Cathy Hirschfeld**, 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 official seal at St. Marys, Ohio, this 15th day of November, 2017.



Amy L. Lauth

Notary Public

Amy L Lauth
Com Exp 10-28-22

This Instrument prepared by and without benefit of a title search:
NOBLE, MONTAGUE & MOUL, LLC
Attorneys at Law
146 East Spring St.
St. Marys, OH 45885
(419) 394-7441

* See Sections 5302.05, 5302.06 and 5302.17, Ohio Revised Code