

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 19 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 19 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 518.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 1/19/2018
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Gustave C. Link, married, of Mercer County, Ohio

for valuable consideration paid, *Grants With General Warranty Covenants To*

Eric M. Brackman

his heirs and assigns forever

whose tax mailing address is 302 S. Wayne Street, Ft. Recovery, Ohio 45846

the following described real estate:

Situated in the Village of Ft. Recovery, in the County of Mercer, and State of Ohio:

Commencing at the northeast corner of In-Lot Number Five (5) in the Society of the Most Precious Blood, First Addition to the Village of Recovery, Gibson Township side; thence, running West on north line of In-Lot Number Five (5) One Hundred and Sixteen (116) feet; thence running Southwesterly across In-Lot Number Five (5) to a point on the south line of In-Lot Number Five (5) One Hundred Sixteen (116) feet West of the southeast corner of In-Lot No. Five (5); thence East on south line of In-Lot Number Five (5) to the southeast corner of In-Lot Number Five (5); thence Northeasterly on east line of In-Lot Number Five (5) to the place of beginning.

The above a part of In-Lot Number Five (5) in the Society of the Most Precious Blood First Addition to the Village of Ft. Recovery, Gibson Township Side, Mercer County, Ohio.

SAVE AND EXCEPT THE FOLLOWING: Situated in the Village of Ft. Recovery, County of Mercer and State of Ohio, and bounded and described as follows, to-wit:

Being a part of the west end of In-Lot Five of the Most Precious Blood Addition to the Village of Ft. Recovery Corporation, Gibson Township side, and described as follows:

Beginning One Hundred Sixteen and 16/100 feet West of the northeast corner of said In-Lot #5; thence East on the north line of said In-Lot #5, a distance of One and 83/100 feet; thence South at an angle of 90°28' with the north line of said In-Lot #5 a distance of Sixty-six and 22/100 feet; thence West Ten and 66/100 feet; thence Northeast to the place of beginning. Containing 413 square feet, more or less.

This conveyance is subject to easements, restrictive covenants, and zoning ordinances of record, and real estate taxes and assessments hereinafter due and payable.

Deed Reference: Instrument #201400005748, Mercer County Recorder's Office.

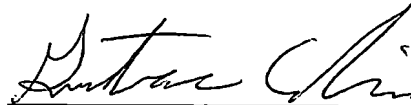
Tax ID #17-036500.0000
Tax Map #13-16-130-009

Real estate taxes and assessments shall be prorated to date of closing.

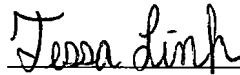
And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Eric M. Brackman**, his heirs and assigns forever. And the said Grantor, **Gustave C. Link**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that he will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Gustave C. Link and Tessa Link, his wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 12th day of ~~December, 2017.~~

January, 2018.



Gustave C. Link

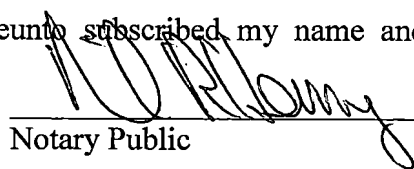


Tessa Link

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 12th day of ~~December, 2017,~~ before me, the subscriber, a notary public in and for said State, personally **Gustave C. Link and Tessa Link, his 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 official seal on the day and year last aforesaid.


Notary Public

MICHAEL R. HENRY
Notary Public • State of Ohio
My Commission Expires:
March 12, 2022