

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUN 01 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JUN 01 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 752.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

 6/1/18  
Deputy Aud. Date

## GENERAL WARRANTY DEED

James B. Clark, Sr., an unremarried widower, the Grantor, for valuable consideration paid, grants and conveys with general warranty covenants to Angela B. McLaughlin, the Grantee, whose tax-mailing address is 6602 Beaver Creek Drive, Celina, Ohio 45822 the following described premises:

Being an undivided one-half interest in the following described real estate:

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

Being Lot Number Twenty (20) of Brookside Estates, Section Twenty-nine (29), Franklin Township, Mercer County, Ohio, LESS AND EXCEPT THEREFROM a strip of land Thirty (30) feet of uniform width off of the South side of said lot, subject to all easements and restrictions of record imposed thereon.

Parcel No.: 09-119300.2400

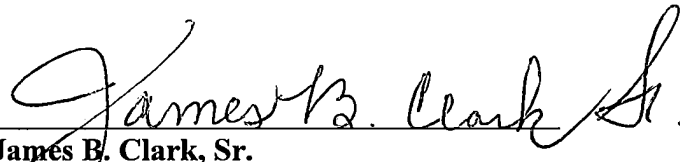
Tax Map No.: 09-29-104-018

Prior Instrument Reference: 201700000510 Recorded on 2/2/17, Mercer County Recorder's Office

Grantee agrees 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, Angela B. McLaughlin.. And the said James B. Clark, Sr., the Grantor, does hereby *Covenant and Warrant* 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 James B. Clark, Sr. has hereunto set his hands on this 1 day of June, 2018.


  
James B. Clark, Sr.

State of Ohio

County of Mercer ss:

**BE IT REMEMBERED**, that on this 1 day of June 2018 before me the subscriber, a Notary Public in and for said county, personally came **James B. Clark, Sr.**, an unmarried widower, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

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

  
Notary Public

**MATTHEW L. GILMORE**  
ATTORNEY AT LAW  
Notary Public - State of Ohio  
My commission has no  
expiration date.  
Section 147.03 O.R.C.

*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.*