

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 02 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 02 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 2099.70
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] 7/2/18
Deputy Aud. Date

OHIO SURVIVORSHIP DEED

Know All Persons By These Presents

That, **Nicklas D. Hanes and Sheri L. Hanes, husband and wife**, for valuable consideration paid, grants with general warranty covenants, to

Cory J. Harris and Brandy L. Harris, husband and wife,
for their joint lives, remainder to the survivor of them

whose tax mailing address is 5605 Hidden Shores Drive, Celina, Ohio 45822, the following real property:

Situated in the **TOWNSHIP of FRANKLIN (T 6 S, R 3 E), COUNTY of MERCER, and STATE of OHIO**, to-wit:

TRACT 1

Being Lot No. 1 (one) on the Plat of Hidden Shores, Section One, as recorded in Plat Cabinet 1, Pages 311 and 312, of the Plat Records of Mercer County, Ohio.

TRACT 2

Being part of Lot No. 2 of the Hidden Shores Subdivision, as recorded in Plat Book 1, Pages 311 and 312, located in the Southwest quarter of Section 16, Township 6-S, Range 3-E, Franklin Township, Mercer County, Ohio, and bounded and described as follows:

Beginning at an iron pin marking a corner of Lot No. 2 for THE TRUE POINT OF BEGINNING; thence South 19° 50' 26" West a distance of nine and sixty-one hundredths feet (9.61') to an iron pin; thence North 44° 19' 12" West a distance of one hundred thirty-one and twenty-seven hundredths feet (131.27') to an iron pin marking a corner of Lot No. 2; thence South 48° 12' 42" East a distance of one hundred twenty-seven and thirty-eight hundredths feet (127.38') to THE TRUE POINT OF BEGINNING, containing 0.013 acres of land.

Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey made by Eric C. Thomas, Registered Surveyor No. 7236 on July 26, 1999 and is on file with the Mercer County Tax Map Department.

This is not a subdivision, as the above conveyance is the transfer of a parcel between adjoining lot owners and does not create an additional building site. O.R.C. §711.001(B)(1).

Subject to legal highways and easements, conditions and restrictions of record

Tax Parcel I.D. #09-000200.0101 / Tax Map #09-16-451-001

Prior Instrument Reference: Instrument #201600002271, Mercer County Recorder's Records.

Grantors and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

And for valuable consideration **Nicklas D. Hanes and Sheri L. Hanes, husband and wife**, do hereby remise and release unto the said Grantees, their heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: 6/26/18

Nicklas D. Hanes
Nicklas D. Hanes

Sheri L. Hanes
Sheri L. Hanes

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Nicklas D. Hanes and Sheri L. Hanes, 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 **Celina, Mercer County, Ohio**, this 26th day of June, A.D. 2018.



KARRI E. GRAY
Notary Public • State of Ohio
My Commission Expires:
November 13, 2021
Recorded in Mercer County

Karri E. Gray
Notary Public for Ohio
My Commission: