

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 06 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 06 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee ^{\$}364.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

[Signature] 7/6/18
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that MARGARET K. ANDREWS, unmarried, Grantor, for valuable consideration paid, grants, with general warranty covenants, to DALTON C. HECK, JR. and SHELIA K. HECK, husband and wife, for their joint lives with the remainder to the survivor of them, Grantees, whose tax mailing address is 5443 Karafit Rd., Celina, OH 45822, the following real property (the "Property"):

Situated in the Township of Franklin, County of Mercer and State of Ohio, bounded and described as follows:

Being lots Number Sixty-five (65), Sixty-six (66), and Sixty-seven (67) of South Bay Addition, also known as Leibig's Second Addition of South Bay Addition, as shown on the recorded plat thereof recorded in Plat Book 4, Page 44, Mercer County Recorder's Office.

ALSO: Being a strip of land out of the Northeast Quarter of the Northeast Quarter of Section 20, Town 6 South, Range 3 East, more particularly described as follows:

Commencing at the Southwest corner of Lot No. 67 of Leibig's Second Addition of South Bay Addition, as shown upon the recorded plat of said Addition; thence due West 62 ½ feet thence due South 88 ½ feet to the South line of said Addition as extended west; thence due East to the West line of Lot No. 83 of said Leibig's Second Addition of South Bay Addition; thence due North along the West line of said Lot No. 83 and the West line of said Leibig's Second Addition of South Bay Addition a distance of 88.5 feet to the place of beginning.

Except this conveyance is subject to the right and easement for ingress and egress from McArthur Drive in said Addition to a tract of land directly North of the above described tract; said easement being described as follows:

Beginning at the Southwest corner of Lot No. 67 of Leibig's Second Addition of West 19 ½ feet to a stake; thence due South a distance of 25 feet to a stake, thence due East 19 ½ feet to the Southwest corner of said McArthur Drive; thence due North along the West termination line of McArthur Drive a distance of 25 feet to the place of beginning.

AND ALSO EXCEPT THE FOLLOWING DESCRIBED EASEMENTS:

Commencing at the southwest corner of Lot No. Sixty-seven (67) of Leibig's First Addition

of South Bay Addition, as shown on the recorded plat of said addition; thence due South a distance of 55.00 feet to the point of beginning; thence continuing due South, along the West line of Lot No. 83 of Leibig's Second Addition of South Bay Addition, 33.50 feet to a point; thence West 20 feet; thence North 33.50 feet; thence East 20 feet to the point of beginning.

Further granting an easement of ingress and egress as described follows:

Beginning at the southeast corner of Lot No. 67 of Leibig's Second Addition of South Bay Addition, as shown on the recorded plat of said Addition; thence due South a distance of 55.0 feet; thence West 3 feet; thence North 55.0 feet; thence East 3 feet to the point of beginning.

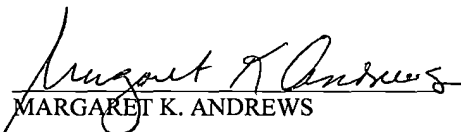
Subject also to any claims of the State of Ohio or its assigns or any other individual or entity arising from the location of any established water lines or marks.

Parcel Number: 09-019900.0000 Map Number: 09-20-228-020
09-021700.0000 09-20-229-001
Prior Instrument Reference: Instrument# 200900004816 and 200900002329.

The Property is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules and regulations;
- (iv) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

Executed on the 27th day of June, 2018.

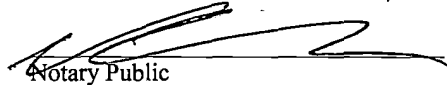

MARGARET K. ANDREWS

STATE OF TENNESSEE)
COUNTY OF Madison)

Before me, a notary public in and for said County and State, personally appeared the above-named Margaret K. Andrews, Grantor, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Jackson (city), Tennessee, this 27th day of June, 2018.




Notary Public
State of Tennessee
My Commission Expires 12/22/2021

This instrument prepared by: Schnelle Law Office, LLC, Sidney, Ohio 45365