

Instrument #201800003431
Filed for Record in:
MERCER COUNTY, OHIO
ANGELA N. KING
7/19/2018 11:52 AM
DEED, 2 Pages, Total Fees: \$28.00

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 19 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 19 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 297.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
KS 7/19/2018
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That MARIANNE W. SMITH, an unmarried woman, the Grantor, by DOUGLAS E. SMITH, her Attorney-In-Fact, per authority granted by Power of Attorney of record in Official Records Volume Inst. 201800003430 NA, Page NA, in the Office of the Recorder of Mercer County, Ohio, to which reference is hereby made, in consideration of One Dollar (\$1.00) and other good and valuable considerations, to her in hand paid by FRANK K. GROVE II, whose tax-mailing address is 5364 Beach Drive, Celina, Ohio 45822, does hereby Grant, Bargain, Sell and Convey to the said FRANK K. GROVE II, his heirs and assigns forever, the following described Real Estate:

Situated in the Township of Franklin, T6S, R3E, County of Mercer and State of Ohio: Being all of Lot Number Fifteen (15) of Turtle Neck Point, as the same appears upon the recorded plat thereof, subject to the easement of all other lot owners in Turtle Neck Point for the use of the water well and connecting water lines thereto, which well is located on Lot Number Fifteen (15) of said Addition.

Parcel ID Number: 09-044900.0000 (Lot 15)
Map Number: 09-20-177-001

Prior Reference: Mercer County Official Records Volume 172, Page 1103, and Mercer County Official Records Volume 31, Page 246

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, his heirs and assigns forever.

And the said Grantor, MARIANNE W. SMITH, by her duly authorized and empowered Attorney-In-Fact, does hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Unencumbered**, and that she will **Defend** the same against all lawful claims of all persons whomsoever.

The real property described above is conveyed subject to, and there are excepted from the general warranty covenants, the following:

1. All easements, covenants, conditions and restrictions of record;
2. All legal highways;
3. Zoning, building and other laws, ordinances and regulations;

4. Real estate taxes and assessments not yet due and payable; and
5. Rights of tenants in possession.

Executed by the said Grantor, MARIANNE W. SMITH, an unmarried woman, by and through DOUGLAS E. SMITH, her Attorney-In-Fact pursuant to the above-referenced Power of Attorney, on this 16 day of July, 2018.

Marianne W. Smith by
Douglas E. Smith for
MARIANNE W. SMITH by Douglas E.
Smith, Attorney-in-Fact

STATE OF OHIO)
)SS:
COUNTY OF DARKE)

Before me, a Notary Public in and for said County and State, personally appeared DOUGLAS E. SMITH, Attorney-In-Fact of Grantor, MARIANNE W. SMITH, and acknowledged the signing of the foregoing Deed to be his free and voluntary act and deed as Attorney-in-Fact for said Grantor.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Greenville, Ohio, this 16 day of July, 2018.

Natasha A. Denlinger

NOTARY PUBLIC



Natasha A. Denlinger
Notary Public-State of Ohio
My Comm. Exp. Sept. 7, 2021

This instrument prepared by: Scott D. Rudnick, Attorney at Law, 121 W. Third Street, Greenville, Ohio 45331.