

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

SEP 10 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

SEP 10 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>490.00</sup>  
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* 9/10/2018  
Deputy Aud. Date

Warranty Deed - Ohio  
Statutory Form

Know all Men by these Presents

That Thomas H. LeFevre, married, of Mercer County, State of Ohio, for valuable consideration paid, grants(s) with general warranty covenants to Ian M. Breen and Priscilla J. Breen, husband and wife, for their joint lives, the remainder to the survivor of them, whose tax mailing address is: 116 Caldwell St., Ft. Recovery, OH 45846

The following real property:

See Attached Exhibit "A"

Parcel No. 17-005500.0000

Property Address: 116 Caldwell St., Ft. Recovery, OH 45846

MAP NO. 13-09-353-014

Prior Instrument Reference: Volume Instrument # 201700004121 Page

Lisa M. LeFevre, spouse of the Grantor, releases all rights of dower therein

Executed on this September 5, 2018

*Thomas H. LeFevre*

Thomas H. LeFevre

*Lisa M. LeFevre*

Lisa M. LeFevre

State of Ohio )

)  
)§:  
)

Darke County

Acknowledged before me, a Notary Public in and for said County and State, personally appeared the above named Thomas H. LeFevre and Lisa M. LeFevre, 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 this 5th day of September, 2018.



JOEL D. ALLREAD  
Notary Public, State of Ohio  
My Comm. Expires 9-4-2023

*Joel D. Allread*  
Notary Public

This Instrument was prepared by Margaret Hayes, Attorney at Law, LLC.  
Without benefit of title examination.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Situated in the Village of Ft. Recovery, in the County of Mercer and the State of Ohio, and bounded and described as follows:

Being a parcel of land situated in the Village of Fort Recovery, and being in Section 9, Township 15 North, Range 1 East, Gibson Township, Mercer County, Ohio, being more particularly described as follows:

Commencing for reference at the Southwest corner of Lot Number 32 of the Original Plat of the Village of Fort Recovery, Gibson Township side; thence West along the North line of Caldwell Street, a distance of One Hundred Eighty-five (185.00) feet to a point. Said point being the Place of Beginning for the herein described parcel; thence continuing West along the North line of Caldwell Street, a distance of Seventy-seven (77.00) feet to a point; thence North parallel with the West line of said Original Plat, a distance of One Hundred Sixty-three (163.00) feet to a point; thence East parallel with the North line of Caldwell Street, a distance of Seventy-seven (77.00) feet to a point; thence South parallel with the West line of said Original Plat a distance of One Hundred Sixty-three (163.00) feet to the place of beginning.

Containing 0.288 acres of land, more or less.

This tract is subject to all easements, restrictions, conditions, rights of way, and limitations imposed thereon.

This description was prepared by Gordon L. Geeslin without benefit of survey and described the same parcel of land as described in Deed Volume 308, pages 747-748. Description prepared by Gordon L. Geeslin, Registered Surveyor #5372, in November 1990.