

TRANSFERRED

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

Kp 11-14-18
Deputy Aud. Date

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 14 2018

NOV 14 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

MERCER COUNTY
TAX MAP DEPARTMENT

GENERAL WARRANTY DEED

With reserved life estate

Robert J. Ranly and Paula A. Ranly, husband and wife, Grantors, of Mercer County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to my daughter, Shalanda Kemper, and to my son, Tyler Ranly, Grantees, whose tax mailing address is 5364 Stillwater Lane, Celina, Ohio, 45822, the following **REAL PROPERTY**:

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

Lot Thirty-four (34) in South Pointe Subdivision Second Addition as same is set forth on the re-recorded plat thereof in Plat Cabinet 1, Page 384 of the Plat Records, Mercer County, Ohio.

Prior Deed Reference: Instrument #201600003375, Mercer County Recorder's Official Records.

Parcel ID#: 09-033000.3600
Map #09-20-282-023

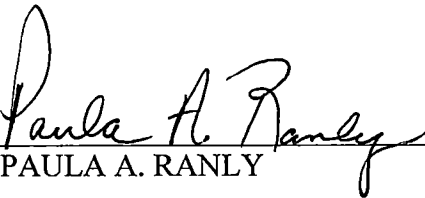
Premises known as 5364 Stillwater Lane, Celina, Ohio, 45822.

EXCEPTING: that the GRANTORS, Robert J. Ranly and Paula A. Ranly, HEREBY RESERVES a LIFE ESTATE INTEREST in the above-described premises ("the premises") and shall have full possession, benefit and use of the premises for and during his and her natural life. During his and her natural life, grantors shall bear the cost of all insurance, maintenance, fees, charges and expenses related to the premises and shall pay all taxes assessed or imposed, and all interest on any mortgages. However, Grantors may not convey the life estate that he and she have retained without the written permission of the Grantees.

and 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 Grantees. And the said Robert J. Ranly and Paula A. Ranly, husband and wife, do 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 Robert J. Ranly and Paula A. Ranly, husband and wife, the grantors, who hereby release all rights of dower therein. Witness their hands this 12th day of November, 2018.

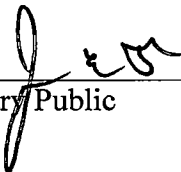

ROBERT J. RANLY


PAULA A. RANLY

STATE OF OHIO :
: SS
COUNTY OF AUGLAIZE :

BE IT REMEMBERED, that on this 12th day of November, 2018, before me the subscriber, a notary public in and for said state, personally appeared Robert J. Ranly and Paula A. Ranly, husband and wife, the Grantors in the foregoing Deed who proved to me upon satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged the signing thereof to be his/her and their 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

This instrument prepared by:
Jason E. This
Attorney at Law
P. O. Box 42
New Bremen, Ohio 45869



JASON E. THIS, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Sec 147 03 R.C