

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

DEC 14 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

DEC 14 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 535.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
KE 12/14/2018  
Deputy Aud. Date

## OHIO WARRANTY DEED

### KNOW ALL PERSONS BY THESE PRESENTS

**That, Jeffrey Keipper and Janis Keipper, husband and wife, and Larry J. McClure and Judith L. McClure, husband and wife, for valuable consideration paid, grants, with general warranty covenants, to**

**Bohman Properties Ltd, an Ohio limited liability company**

whose tax mailing address is 9363 Murphy Road, Versailles, Ohio 45380, the following real property:

Situated in the **TOWNSHIP** of **FRANKLIN**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Lot Number Fifty-one (51) of Bayview Third Addition as the same appears upon the recorded plat thereof.

This conveyance is subject to the following restrictions, which shall be binding on Grantee and his successors in title to the real estate herein described, to-wit:

1. Only residences shall be constructed on said real estate or placed thereon, which improvement shall have not less than 720 square feet of living space on the first floor thereof, excluding porches, breezeways and garages.
2. Only new material shall be used on the exterior of dwelling placed thereon.

Tax Parcel I.D. #09-075300.0000 / Tax Map #09-22-280-002

Prior Instrument Reference: Instrument #200900002886, Mercer County Recorder's Records.

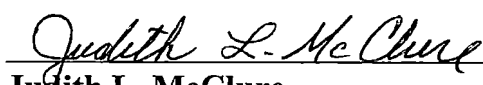
And for valuable consideration **Jeffrey Keipper and Janis Keipper, husband and wife, and Larry J. McClure and Judith L. McClure, husband and wife**, do hereby remise and release unto the said Grantee, its successors and assigns, all their right and expectancy of dower in the above described premises.

**Dated: December 14, 2018**

  
Jeffrey Keipper

  
Janis Keipper

  
Larry J. McClure

  
Judith L. McClure

**STATE OF OHIO - COUNTY OF MERCER - ss:**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Jeffrey Keipper and Janis Keipper, husband and wife, and Larry J. McClure and Judith L. McClure, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same are their free acts and deeds.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at Celina, Mercer County, Ohio, this 14<sup>th</sup> day of December, A.D. 2018.

  
Notary Public for Ohio

My Commission:

Jeffrey P. Knapke-Attorney at Law  
Notary Public-State of Ohio  
My Commission has no expiration date  
Section 147.03 R.C.

SEAL

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822