

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 04 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JAN 04 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 575.80  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

1/4/19  
Deputy Rec. Clerk

2018 11077  
Please return after recording to  
Republic Title Agency, Inc.  
55 West Central Avenue  
Springboro, Ohio 45066

## WARRANTY DEED

(1)

KNOW ALL MEN BY THESE PRESENTS, that **Michael L. Donovan and Courtney L. Donovan, husband and wife**, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **Adam Keller**, whose tax mailing address is **married** 10020 U.S. Route 127, Mendon, Ohio 45862, the following described real property:

Situated in the Township of Dublin, County of Mercer and State of Ohio,  
to-wit:

Being real estate situated in the Southwest corner of the Southeast quarter of  
Section 36, Town 4 South, Range 2 East, Dublin Township, Mercer County,  
Ohio, and being more particularly described as follows:

Beginning at an iron bar in the intersection of the centerline of U.S. Route  
127 and Sites Road; thence with the half section line North 277.25 feet to an  
iron bar; thence North 89° 30.1 feet East 232.70 feet to an iron bar passing an  
iron bar 50 feet; thence South 277.25 feet to an iron bar in the centerline of  
Sites Road and the South line of Section 36; thence with said section line and  
centerline South 89° 30.1 feet West, 232.70 feet to the place of beginning,  
containing 1.48 acres, more or less, subject to all legal highways.

Prior Instrument Reference: Instrument # 201300005202


Tax Parcel Number: 07-081500.0000

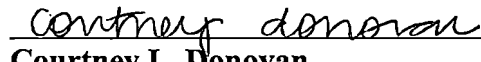
Tax Map Number: 02-36-400-002

Address of Property: 10020 U.S. Route 127, Mendon, Ohio 45862

The Grantors and Grantee herein agree that all taxes and assessments shall be  
prorated to the day of closing.

Michael L. Donovan and Courtney L. Donovan, husband and wife, who hereby release their right and expectancy of dower, have hereunto set their hands on the date set forth in the acknowledgment.

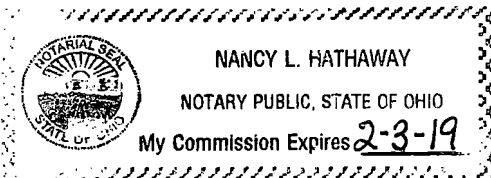
  
Michael L. Donovan

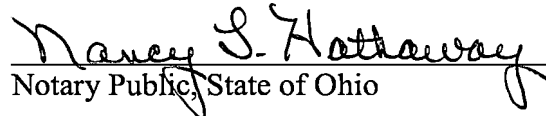
  
Courtney L. Donovan

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

Before me, a Notary Public in and for said State, personally appeared the above-named **Michael L. Donovan and Courtney L. Donovan, 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 affixed my official seal this 18 day of December, 2018.



  
Notary Public, State of Ohio

This instrument prepared by:

PURDY, LAMMERS & SCHIAVONE, ATTYS. (LJS/dg)  
113 East Market Street, P.O. Box 404  
Celina, OH 45822