

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 15 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 15 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 384⁷⁰
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 1-15-19
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT June E. Weitz, unmarried, of Mercer County, Ohio

for valuable consideration paid, *Grants With General Warranty Covenants To*

**Timothy L. Hollo, an unmarried man,
his heirs and assigns forever
whose tax mailing address is 5150 Grove Drive, Celina, Ohio 45822**

the following described real estate:

Situated in the Township of Franklin, County of Mercer, and State of Ohio, bounded and described as follows:

Being Lot Number Twenty-five (25) of Dorsten's Addition, as the same appears upon the recorded plat thereof, Plat Book 4, Page 62, Mercer County, Ohio, Record of Plats, including grantor's interest in a certain Water Well Agreement dated January 12, 1952, and recorded in Record of Leases and Agreements, Volume 37, Page 47, in the Recorder's Office of Mercer County, Ohio.

AND ALSO: Being a part of Lot 27 of Hillside North, a subdivision of the southwest quarter of Section 20, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio and more particularly described as follows:

Commencing for reference at an 5/8" re-rod w/cap (found) at the southwest corner of Hillside North Subdivision; thence N 01°06'53" E along the west line of Lot 27, the west line of Hillside North Subdivision and also being the east line of the Dorsten Addition to Section 20 for a distance of 99.71 feet to a 5/8" re-rod w/cap (set); at the southeast corner of Lot 25 of the aforesaid Dorsten Addition and the POINT OF BEGINNING for the parcel herein described.

Thence continuing along the aforesaid east line of Lot 25, N 01°06'53" E for a distance of 50.00 feet to a 5/8" re-rod w/cap (found) at the northeast corner of Lot 25; thence S 89°01'53" E for a distance of 15.0 feet to a point on the east line of Lot 27 of Hillside North Subdivision; thence S 01°06'53" W for a distance of 15.00 feet to the POINT OF BEGINNING, containing therein 750 square feet or 0.017 acres. Subject to all easements and rights of way of record at the time of the recording of this instrument. This is an "add-on" parcel and does not meet requirements for an individual parcel.

Prepared by James M. Kent, PS 6762 with reference herein made to a plat of survey; Kent Surveying, Inc. drawing number 3492-A dated March 6, 2013. Basis of bearings is per the recorded plat of Hillside North Subdivision.

Deed Reference: Instrument #201300001726, Mercer County Recorder's Office.

Tax ID #09-054900.0000

Tax Map #09-20-333-021

See Legals Description continued on attached Exhibit "A"
Real estate taxes and assessments shall be prorated to date of closing.

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, **Timothy L. Hollo**, his heirs and assigns forever. And the said Grantor, **June E. Weitz**, does hereby *Covenant and Warranty* 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.

IN WITNESS WHEREOF, the said **June E. Weitz, unmarried**, who hereby releases all her right and expectancy of dower in said premises, has hereunto set her hand on this 14th day of December, 2018.

X June E. Weitz
June E. Weitz

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 14th day of December, 2018, before me, the subscriber, a notary public in and for said State, personally **June E. Weitz, unmarried**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Shawn Dues
Notary Public

My commission expires November 7th, 2020.



EXHIBIT "A" LEGAL DESCRIPTION CONTINUED:

AND ALSO

LOT NUMBERED TWENTY FOUR (24) OF DORSTEN'S ADDITION, AS THE SAME APPEARS UPON THE RECORDED PLAT THEREOF, PLAT BOOK 4, PAGE 62, MERCER COUNTY, OHIO, RECORD OF PLATS AND ALSO: BEING A PART OF LOT 27 OF HILLSIDE NORTH, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWN 6 SOUTH, RANGE 3 EAST, FRANKLIN TOWNSHIP, MERCER COUNTY, OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN 5/8" RE-ROD W/CAP (FOUND) AT THE SOUTHWEST CORNER OF HILLSIDE NORTH SUBDIVISION; THENCE N 01 DEG 06' 53" E ALONG THE WEST LINE OF LOT 27, THE WEST LINE OF HILLSIDE SUBDIVISION AND ALSO BEING THE EAST LINE OF THE DORSTEN ADDITION TO SECTION 20 FOR A DISTANCE OF 49.71 FEET TO A 5/8" RE-ROD W/CAP (FOUND); AT THE SOUTHEAST CORNER OF LOT 24 OF THE AFORESAID DORSTEN ADDITION AND THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED:

THENCE CONTINUING ALONG THE AFORESAID EAST LINE OF LOT 24, N 01 DEG 06' 53" E FOR A DISTANCE OF 50.00 FEET TO A 5/8" RE-ROD W/CAP (SET) AT THE NORTHEAST CORNER OF LOT 24; THENCE S 89 DEG 01' 53" E FOR A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST LINE OF LOT 27 OF HILLSIDE NORTH SUBDIVISION; THENCE S 01 DEG 06' 53" W ALONG THE EAST LINE OF THE AFORESAID LOT 27 FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE N 89 DEG 01' 53" W FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 750 SQUARE FEET OR 0.017 ACRES. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD AT THE TIME OF THE RECORDING OF THIS INSTRUMENT. THIS IS AN ADD ON PARCEL, AND DOES NOT MEET REQUIREMENTS FOR AN INDIVIDUAL PARCEL.

PREPARED BY JAMES M. KENT, PS 6792 WITH REFERENCE HEREIN MADE TO A PLAT OF SURVEY; KENT SURVEYING, INC DRAWING NUMBER 3492-A, DATED MARCH 6, 2013. BASIS OF BEARINGS IS PER THE RECORDED PLAT OF HILLSIDE NORTH SUBDIVISION.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 5150 Grove, Celina, OH 45822

PARCEL NUMBER: 09-054800.0000 map No. 09-20-333-022