

**TRANSFERRED**

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 22 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

JAN 22 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 22.75  
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 1-22-19  
Deputy Aud. Date

**WARRANTY DEED  
(JOINT AND SURVIVORSHIP)**

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT DAVID J. HEMMELGARN and ANITA HEMMELGARN**, husband and wife, GRANTORS, of Mercer County, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **CHRISTOPHER ALLEN BRUNS and KELLY MAY BRUNS**, also known as **CHRISTOPHER A. BRUNS and KELLY M. BRUNS**, Grantees, whose tax mailing address is 1551 Cranberry Road, St. Henry, Ohio, 45883, *for their joint lives, the remainder to the survivor of them*, the following described real estate, situated in the Township of Granville, County of Mercer, and State of Ohio, and bounded and described as follows:

Being a parcel of land situated in Granville Township, Mercer County, Ohio and in the southwest quarter of Section 25, Township 7 South, Range 2 East, being more particularly described as follows:

Commencing at a Mag nail found at the south quarter post of said Section 25;

Thence N 01°20'33" E, 501.00 feet along the east line of the southwest quarter of said Section 25 and also being the centerline of Cranberry Road to a MAG nail set as the Point of Beginning;

Thence N 89°02'02" W, 371.68 feet and passing through an iron pin with cap set at 20.00 feet to an iron pin with cap set;

Thence N 01°20'33" E, 243.02 feet to an iron pin with cap set;

Thence S 89°02'02" E, 371.68 feet and passing through an iron pin with cap set at 351.68 feet to a MAG nail set;

Thence S 01°20'33" W, 243.02 feet along the east line of the southwest quarter of said Section 25 and also being the centerline of Cranberry Road to the Point of Beginning, containing 2.074 acres of land more or less, subject to all valid easements and right-of-ways.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated August 12, 2002, on file in the County Engineer's and County Recorder's Offices.

LAST TRANSFER: Vol 23 Page 434 of the Deed Records of the Mer. Co. Recorder's Office.

Tax #20-038600.0000; Map #11-25-300-008

Grantees shall pay all real estate taxes and assessments due and payable in January 2019 and thereafter.

**CANCELLED LAND CONTRACT:**

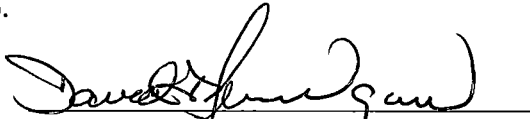

This is in fulfillment of obligations of Grantor and Grantee under the land contract recorded at Instrument #200200009651, Official Records, Mercer County, Ohio Recorder's Office. Said land contract is hereby cancelled. ~~FOR 152\591 DZ~~

and all the ESTATE, RIGHT, TITLE AND INTEREST of the said Grantors in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, their heirs, successors, and assigns forever.

And the said **DAVID J. HEMMELGARN and ANITIA HEMMELGARN** 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 **DAVID J. HEMMELGARN and ANITA HEMMELGARN**, husband and wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 18<sup>th</sup> day of January, 2019.

Signed and acknowledged by:

  
DAVID J. HEMMELGARN  
  
ANITA HEMMELGARN

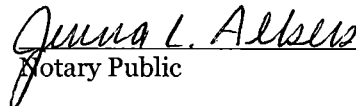
**STATE OF OHIO**  
**COUNTY OF MERCER SS.**

BE IT REMEMBERED, THAT on the 18<sup>th</sup> day of January, 2019, before me, the subscriber, a notary public in and for said state, personally came **DAVID J. HEMMELGARN and ANITA HEMMELGARN** the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.

18<sup>th</sup> IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Henry, Ohio the day of January, 2019.



Jenna L. Albers  
Notary Public - Ohio  
Mercer County

  
Notary Public

My Commission Expires December 21, 2020  
For Sperry, Howell, GAST-SCHLATER & CO., L.P.A., Attorney at  
Law, 317 St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332,  
E: j.albers@howellgast.com, REG. NO 0086784.