

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 22 2019

MERCER COUNTY
TAX MAP DEPARTMENT

~~TRANSFERRED~~

~~FEB 22 2019~~

~~RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO~~

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

2/22/19
Deputy Aud Date

~~TRANSFER NOT NECESSARY~~

~~FEB 22 2019~~

~~RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO~~

CORRECTIVE

GENERAL WARRANTY DEED

James B. Clark, Sr., an unmarried widower, the Grantor, for valuable consideration paid, grants and conveys with general warranty covenants to Angela B. McLaughlin, the Grantee, whose tax-mailing address is 6602 Beaver Creek Drive, Celina, Ohio 45822 the following described premises:

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

Being Lot Number Twenty (20) of Brookside Estates, Section Twenty-nine (29), Franklin Township, Mercer County, Ohio, LESS AND EXCEPT THEREFROM a strip of land Thirty (30) feet of uniform width off of the South side of said lot, subject to all easements and restrictions of record imposed thereon.

Parcel No.: 09-119300.2400

Tax Map No.: 09-29-104-018

Prior Instrument Reference: 201700000510 Recorded on 2/2/17, Mercer County Recorder's Office and 201800002604 recorded on 6/1/18, Mercer County Recorder's Office.

****THIS DEED IS BEING RECONVEYED TO CORRECT THE LEGAL DESCRIPTION WHICH WAS INADVERTENTLY DESCRIBED AS AN UNDIVIDED ½ INTEREST INSTEAD OF THE WHOLE INTEREST****

Grantee agrees to be liable for and pay the real estate taxes and assessments due and payable commencing on the date of recording this document, and all thereafter.

Grantors grant and convey 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 Grantee, **Angela B. McLaughlin**. And the said **James B. Clark, Sr.**, the Grantor, does 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 **James B. Clark, Sr.** has hereunto set his hands on this 22 day of February, 2019.

James B. Clark Sr.
James B. Clark, Sr.

State of Ohio
County of Mercer ss:

BE IT REMEMBERED, that on this 22 day of February 2019 before me the subscriber, a Notary Public in and for said county, personally came **James B. Clark, Sr.**, an unmarried widower, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

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



JULIA A. TUENTE
Notary Public - State of Ohio
My Commission Expires
06-03-2023
Recorded In Mercer County

Julia A. Tuente
Notary Public

This Instrument was prepared by: Matthew L. Gilmore Attorney at Law, Gilmore and Delzeith Co., LPA, 118 West Market Street, Celina, Ohio 45822. Tel: (419) 586-8120 Fax: (419) 586-7122, St. Henry Office, 642 E. Main Street, St. Henry, Ohio 45883. Tel: (419) 733-9110.