

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 28 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 28 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 703⁵⁰
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 2-28-19
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that RAYMOND D. TALLY, JR. and PEGGY S. TALLY, husband and wife, Grantors, for valuable consideration paid, grant, with general warranty covenants, to TROY J. ARNETT, Grantee, whose tax mailing address is 54104 Club Island Road., Celina, OH 45822, the following real property (the "Property"):

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

Tract I:

Being Lot Number seventy-eight (78) of Dorsten's Club Island Second Addition as the same appears on the recorded plat thereof in Plat Book 5, Page 34, of the Plat Records of Mercer County, Ohio, subject to all of the conditions, restrictions and privileges, which are uniform and applicable to all lots in Dorsten's Club Island Second Addition.

Tract II:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in Section 23, Township 6 South, Range 3 East. Also being a part of State of Ohio Parcel Number 54-210 as shown on the Jennings-Lawrence survey of Grand Lake. Being more particularly described as follows:

Beginning at a point in the State property line at the Northwest corner of Lot Number 78 of Dorsten's Club Island Second Addition as shown in Plat Book 5, Page 34.

Thence, South 14° 38' 30" East, along the West line of said Lot Number 78 and the State property line, a distance of Sixty-seven and 73/100 (67.73) feet to the Southwest corner of said Lot Number 78.

Thence, North 76° 52' 30" West, along the extension of the South line of said Lot Number 78, a distance of Fifty-three and 96/100 (53.96) feet to a point.

Thence, North 10° 17' 00" East, a distance of Sixty (60.00) feet to a point.

Thence, South 76° 52' 30" East, along the extension of the North line of said Lot

Number 78, a distance of Twenty-five and 38/100 (25.38) feet to the place or beginning.

Containing 2377 square feet of land more or less.

Parcel Number: 09-096900.0000

Tax Map Number: 09-23-129-021

Prior Instrument Reference: Instrument# 200600002855

The Property is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules and regulations;
- (iv) Real estate taxes and assessments currently a lien on the Property, all of which shall be prorated to date of closing.

Grantors release all rights of dower therein.

Executed on the 25th day of February, 2019.



RAYMOND D. TALLY, JR.


PEGGY S. TALLY

STATE OF Kentucky)
)SS:
COUNTY OF Kenton)

Before me, a notary public in and for said County and State, personally appeared the above named RAYMOND D. TALLY, JR. and PEGGY S. TALLY, Grantors, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

KY In Testimony Whereof, I have hereunto set my hand and official seal, at Edgewood (city),
(state) this 25 day of February, 2019.


ID 583344
Notary Public

This instrument prepared by:
Schnelle Law Office, LLC, Sidney, Ohio 45365