

DESCRIPTION
SUFFICIENT
FOR TAX MAP PURPOSES

MAR 04 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 04 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance Fee~~ 244⁷⁰
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 3-4-19
Deputy Aud. Date

OHIO SURVIVORSHIP DEED

Know All Persons By These Presents

That, Alfrieda Ramga aka Alfrieda A. Ramga, an unmarried woman, by and through her attorneys-in-fact, Jeanette S. Leininger and Nancy A. Germann, pursuant to written Power of Attorney filed in Instrument #201900000242, Mercer County Recorder's Records, for valuable consideration paid, grants with general warranty covenants, to

**Michael L. Baker and Debra A. Baker, husband and wife,
for their joint lives, remainder to the survivor of them,**

whose tax mailing address is 8043 US Route 33, Celina, Ohio 45822, the following real property:

Situated in the **TOWNSHIP** of **CENTER**, **COUNTY** of **MERCER** and **STATE** of **OHIO**:

Lots number one (1) and number twenty-seven (27) of the unincorporated Village of Neptune, Ohio, as the same appear upon the recorded plat thereof, of record in Plat Book 1, Page 41, of the Mercer County, Ohio, Records of Plats.

Lot number 1 is in the Original Plat and lot number 27, being in the extension of Neptune by William Bonefield and Benj. Nickel.

Tax Parcel I.D. #06-026500.0000 / Tax Map #06-14-302-010
Tax Parcel I.D. #06-029300.0000 / Tax Map #06-14-302-006

Prior Instrument Reference: Deed Volume 170, Page 584, and Official Record Volume 20, Page 227, Mercer County Recorder's Records.

Grantor and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

Dated: 3/1/19

Jeanette S. Leininger her attorney-in-fact
Alfrieda Ramga aka Alfrieda A. Ramga by
Jeanette S. Leininger her attorney-in-fact

Nancy A. Germann her attorney-in-fact
Alfrieda Ramga aka Alfrieda A. Ramga by
Nancy A. Germann her attorney-in-fact

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Alfrieda Ramga aka Alfrieda A. Ramga, an unmarried woman, by Jeanette S. Leininger and Nancy A. Germann, her attorneys-in-fact**, 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 official seal at Celina, Mercer County, Ohio, this 1 day of March, A.D. 2019.

Harri E. Gray
Notary Public for Ohio
My Commission:

expiration Nov 13, 2021

This instrument prepared by: KNAPKE LAW OFFICE, LLC, 115 N. Walnut St., Celina, OH 45822
At Request of: Century 21 Master Key Realty, 909 N. Main St., Celina, OH 45822