

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 20 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 20 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 875⁰⁰
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 3.20.19
Deputy Aud. Date

Deed of Executor

(Statutory Form O.R.C. Section 5302.09)

Mark Bills, Executor of the Estate of Daniel J. Bills, deceased, who died testate on August 31, 2018, pursuant to the powers conferred in the Last Will and Testament of Daniel J. Bills which was admitted to probate on September 26, 2018 in the Mercer County Probate Court, Case No. 20181162, and every other power, for good and valuable consideration paid, *Grants With Fiduciary Covenants To*

**Larry G. Dues and Michelle M. Dues, husband and wife
for their joint lives, remainder to the survivor of them
whose tax mailing address is 5268 Landings Way, Celina, Ohio 45822**

the following described real property:

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

Being Lot Number Fourteen (14) of THE LANDINGS SUBDIVISION, PHASE II, as the same is numbered and delineated on the recorded plat thereof, of record, in Plat Cabinet 1, Pages 136 and 137, Recorder's Office, Mercer County, Ohio.

ALSO: Being part of Lot Number 13 of the Landings Subdivision Section 2 situated in Franklin Township, Mercer County, Ohio, and in the northeast quarter of Section 22, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing at an iron pin found at the northwest corner of said Lot Number 13; thence N 72°55'22" E, 36.57 feet along the northern line of said Lot Number 13 to an iron pin found; thence S 89°51'45" E, 71.42 feet along the northern line of said lot number 13 to an iron pin found being the Point of Beginning; thence N 44°54'16" E, 49.67 feet along the northern line of said Lot Number 13 to a point; thence S 45°05'44" E, 7.45 feet along the northern line of said Lot Number 13 to a point; thence S 53°26'06" W, 50.23 feet and passing through an iron pin with cap set at 4.26 feet to the Point of Beginning continuing 0.004 acres of land more or less.

All bearings where calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated June 6, 2003.

Reference is made to a survey of this area by Kent B. Marbaugh, Professional Surveyor No. 7421 dated June 6, 2003, on file in the County Engineer's Office.

Deed Reference: Instrument #201400003448, Mercer County Recorder's Office.

Tax ID #09-069600.1400
Tax Map #09-22-277-017

Real estate taxes and assessments shall be prorated to date of closing.

IN WITNESS WHEREOF, the said **Mark Bills, Executor of the Estate of Daniel J. Bills, deceased**, has hereunto set his hand on this 15th day of March, 2019.

Estate of Daniel J. Bills

Mark Bills Executor
By: Mark Bills, Executor

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 15th day of March, 2019, before me, the subscriber, a notary public in and for said State, personally came **Mark Bills, Executor of the Estate of Daniel J. Bills, deceased**, 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 official seal on the day and year last aforesaid.

Annette M. Samaniego
Notary Public



Annette M. Samaniego
Notary Public - State of Ohio
My Commission Expires April 8, 2021
Recorded in Mercer County