

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 28 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

MAY 28 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1224.70  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

RF 5/28/2019  
Deputy Aud. Date

File # 1904045

After Recording Return To:  
Wave Title Agency  
1420 W. Main St.  
Tipp City, OH 45371

GENERAL WARRANTY DEED

Bonnie Murray, married to Doug Murray, of Mercer County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to James D Carlson and Charleen A Carlson, husband and wife, for their joint lives, with the remainder to the survivor of them, whose tax-mailing address is

5294 Springfield Jamestown Rd. Springfield, OH 45562  
the following real property:

SITUATE IN THE TOWNSHIP OF FRANKLIN, COUNTY OF MERCER, AND STATE OF OHIO, TO-WIT:

BEING LOT NUMBER ONE (1) IN TIMBERWOOD ESTATES SUBDIVISION AS THE SAME IS SHOWN ON THE RECORDED PLAT THEREOF AT PLAT CABINET 1, PAGE 135, PLAT RECORDS OF MERCER COUNTY, OHIO.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS AS SHOWN ON SAID PLAT AND AS SET FORTH IN MISCELLANEOUS RECORDS OF MERCER COUNTY, OHIO AT VOLUME 8, PAGE 815.

PARCEL #: 0090037000101 09-17-476-005  
PROPERTY: 6991 Laketree Court Celina, OH, 45822

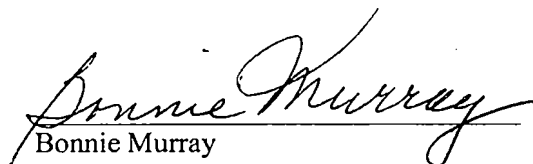
"THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS AND ARE NOT HEREBY INSURED."

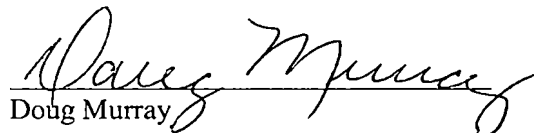
Subject to all conditions and restrictions of record, easements, encroachments that do not materially affect the use and enjoyment of the property, zoning, and taxes and assessments which are a lien but not yet due and payable.

Prior Instrument Reference: Deed Book 204 Page 487

Doug Murray, husband of said grantor, releases to said grantee all rights of dower therein.

Executed this 17th day of May, 2019.

  
Bonnie Murray

  
Doug Murray

State of Ohio

County of Miami, SS:

**BE IT REMEMBERED**, that on this 17th day of May, 2019, before me personally appeared Bonnie Murray and Doug Murray, wife and husband, whose name is/are subscribed hereto and who executed the foregoing instrument, and acknowledged that the execution of same as his/her/their free act and deed.



Teresa Stoner  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
June 27, 2021

  
Notary Public  
My Commission Expires:

This document prepared by: Gregory S. Page, Attorney At Law, 7501 Paragon Rd. Dayton, OH 45459, Phone (937) 434-1908