

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES


AUG 29 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

AUG 29 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 493.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
 8/29/19
Deputy Aud. Date

GENERAL WARRANTY DEED

Shannon P. Walsh and Diana V. Walsh, husband and wife, of Mercer County, Ohio, the Grantors, for valuable consideration paid, grant and convey with general warranty covenants to **Autmn D. Stetler**, the Grantee, whose tax-mailing address is **10722 Wabash Rd., Willshire, Ohio 45898** the following described premises:

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

Being a parcel of land situated in Blackcreek Township, Mercer County, Ohio, and in the West half of Section 27, Township 4 South, Range 1 East, being more particularly described as follows:

Commencing at a cornerstone at the West Quarter post of said Section 27 being the Point of Beginning;

Thence North 01°32'23" East, 20.00 feet along the West line of the Northwest Quarter of said Section 27 and also being the centerline of Wabash Road to a mag nail set;

Thence South 88°40'20" East, 268.92 feet and passing through an iron pin with cap set at 18.00 feet to an iron pin with cap set;

Thence South 01°34'23" West, 350.00 feet to an iron pin with cap set;

Thence North 88°40'20" West, 268.92 feet and passing through an iron pin with cap set at 248.92 feet to a mag nail set;

Thence North 01°34'31" East, 330.00 feet along the West line of the Southwest Quarter of said Section 27 and also being the centerline of Wabash Road to the point of beginning, containing 2.161 acres of land, more or less, subject to all valid easements and right-of-way.

Excepting all easements of record or apparent.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated February 10, 2008, on file in the County Tax Map Office.

Parcel No. 01-034900.0100

Tax Map No. 01-27-300-004

Prior Instrument Reference: Instrument No. 201700000556 in the Recorder's Office of Mercer County, Ohio.

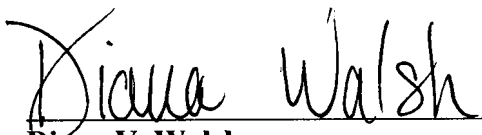
Grantees agree to be liable for and pay the real estate taxes and assessments due and payable commencing on the date of recording this document, and all thereafter.

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, **Autmn D. Stetler**. And the said **Shannon P. Walsh and Diana V. Walsh**, do 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 **Shannon P. Walsh and Donna V. Walsh**, have hereunto set their hands on this 17 day of August, 2019.

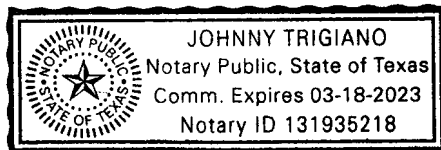

Shannon P. Walsh


Diana V. Walsh

State of Texas
County of Cameron ss:

BE IT REMEMBERED, that on this 17 day of August, 2019 before me the subscriber, a Notary Public in and for said county, personally came **Shannon P. Walsh and Diana V. Walsh**, husband and wife, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

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




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.