

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

SEP 04 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

SEP 04 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 472⁵⁰
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 9-4-19
Deputy Aud. Date

WARRANTY DEED-SURVIVORSHIP*

(statutory form)

Know All Men By These Presents, that **John Andrew Bolon**, married, and **Christine Bolon**, his wife; **Julie Lynn Theuring**, married, and **Matthew James Theuring**, her husband; and **Jodie Anne Van Hoose**, unmarried, for valuable consideration paid, grant, with general warranty covenants, to **J. Don Davis, Jr.** and **Nicole L. Davis**, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 5289 North Shore Drive, Celina, OH 45822, the following described real estate:

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

Parcel No. 1:

A tract of land located in the Northwest Quarter of Section 20, Town 6 South, Range 3 East, Franklin Township, more fully described as follows:

Beginning at an iron pipe marked "L", said point being on East line of North Shore Drive 419.65 feet South, measured along East line of North Shore Drive, from the Northwest corner of Section 1, of Coldwater Beach, as same is shown on recorded plat thereof;

thence with an interior angle of 105° 43' and a distance easterly of 57 feet to an iron pipe marked "M" set on Raudabaugh line;

thence 33° West a distance of 77.05 feet on and along Raudabaugh line to iron pipe marked "J";

thence with an interior angle of 109° 02' and a distance westerly of 36 feet to iron pipe "K" set on East line of North Shore Drive;

thence with an interior angle of 85° 17' and a distance northerly along East line of North Shore Drive of 62.25 feet to a Point of Beginning; containing .075 acres. Said tract being a portion of Section 1, Coldwater Beach.

Parcel ID#: 09-036400.0000 Tax Map #: 09-20-177-025
Property known as: 0 North Shore Drive, Celina, Ohio 45822

Parcel No. 2:

Being Lot Numbered Two (2) of Section H, as the same appears upon the recorded Plat of Coldwater Beach, as recorded in Plat Book 4, Page 39 of the Plat Records of Mercer County, Ohio.

Parcel ID#: 09-042600.0000 Tax Map #: 09-20-152-007
Property known as: 5283 North Shore Drive, Celina, Ohio 45822

(Prior Instrument References: Instrument #201800005369, Mercer County Recorder's Office.)

Real Estate Taxes shall be prorated to the date of the closing.

Grantors hereby release all of their rights of dower therein in the share of the other.

Executed on the dates of their respective acknowledgments.

Jodie Anne Van Hoose
Jodie Anne Van Hoose

State of Ohio, County of Franklin, §:

Before me, a notary public in and for said county, personally appeared the above named **Jodie Anne Van Hoose**, unmarried, who acknowledged that she did sign the foregoing instrument, and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at Reynoldsburg, Ohio, this 26th day of August, 2019.



EMILIA M. ESTADT
Notary Public
In and for the State of Ohio
My Commission Expires
11-8-2022

Emilia M. Estadt
Notary Public

Julie Lynn Theuring

Julie Lynn Theuring

Matthew James Theuring

Matthew James Theuring

State of Ohio

§:

County of Warren

Before me, a notary public in and for said county, personally appeared the above named **Julie Lynn Theuring**, married, and **Matthew James Theuring**, her husband, 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 Lebanon, Ohio, this 24 day of August, 2019.

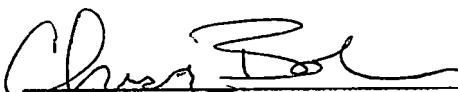
Dorothy R. Clawson

Notary Public



DOROTHY R. CLAWSON
Notary Public, State of Ohio
My Commission Expires 5-20-20


John Andrew Bolon


Christine Bolon

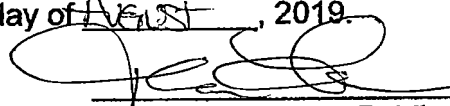
State of Ohio

§:

County of Warren

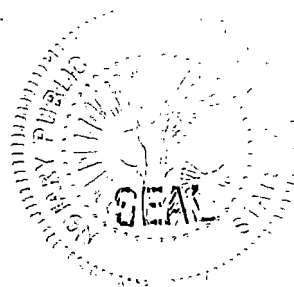
Before me, a notary public in and for said county, personally appeared the above named **John Andrew Bolon**, married, and **Christine Bolon**, his wife, who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at Warrenville, Ohio, this 28th day of August, 2019.


Notary Public



MELANIE LAWSON
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
APRIL 26, 2023



This Instrument Prepared By:
NOBLE, MONTAGUE & MOUL, LLC
Attorneys at Law
146 East Spring St.
St. Marys, OH 45885
(419) 394-7441

* See Sections 5302.05 ,5302.06 and 5302.17, Ohio Revised Code

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