

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 04 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 04 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 1216³⁰
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 10-4-19
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT Sweet Home Recovery, LLC, an Ohio Limited Liability Company, of Mercer County, Ohio

for valuable consideration paid, *Grant With General Warranty Covenants To*

**Larry C. Brown and Susan K. Brown, husband and wife,
for their joint lives, remainder to the survivor of them,
whose tax mailing address is 104 E. Wiggs Street, Ft. Recovery, Ohio 45846**

the following described real estate:

Situated in the Village of Ft. Recovery, County of Mercer, and State of Ohio, to-wit:

Being a parcel of land situated in the Village of Fort Recovery, Mercer County, Ohio, and being part of Out-Lot One (1) of Wiggs Addition recorded at Plat Book 1, Pages 194 and 195, being more particularly described as follows:

Commencing for reference at the cornerstone found at the Northeast corner of Out-Lot Two (2) in said Wiggs Addition; thence North 90°00'00" West along the South line of Wiggs Street a distance of 297.24 feet to a 5/8 inch iron bar set at the Northeast corner of Out-Lot One (1) in said Wiggs Addition, said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence continuing North 90°00'00" West along the North line of said Out-Lot One (1) and the South line of Wiggs Street a distance of 108.46 feet to a 5/8 inch iron bar set; thence South 01°00'29" West a distance of 96.00 feet to a 5/8 inch iron bar set; thence South 90°00'00" East along the North line of a parcel of land conveyed to James Weigel by Deed recorded at Official Record Volume 198, Page 104, a distance of 108.46 feet to a 5/8 inch iron bar set; thence 01°00'29" East along the East line of said Out-Lot One (1) a distance of 96.00 feet to the place of beginning.

Containing 0.239 acres of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated August 22, 2018, on file in the County Engineer's Office.

Deed Reference: Instrument #201800004330, Mercer County Recorder's Office

Tax ID #17-031100.0000
Tax Map #13-16-139-002

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

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Larry C. Brown and Susan K. Brown**, their heirs and assigns forever. And the said Grantor, **Sweet Home Recovery, LLC**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that it will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Sweet Home Recovery, LLC**, an **Ohio Limited Liability Company**, by and through all its Members **Patricia A. Grieshop, Pamela A. Wellman and Judith M. Wood**, have hereunto set their hands on this 4th day of October, 2019.

Sweet Home Recovery, LLC

Patricia A. Grieshop
By: Patricia A. Grieshop, Member

Pamela A. Wellman
By: Pamela A. Wellman, Member

Judith M. Wood
By: Judith M. Wood, Member

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 4th day of October, 2019, before me, the subscriber, a notary public in and for said State, personally came **Sweet Home Recovery, LLC, an Ohio Limited Liability Company**, by and through all its Members **Patricia A. Grieshop, Pamela A. Wellman and Judith M. Wood**, the Grantor 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 official seal on the day and year last aforesaid.

Jeffrey P. Knapke
Notary Public Jeffrey P. Knapke

Jeffrey P. Knapke-Attorney at Law
Notary Public-State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

SEAL