

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

OCT 16 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

OCT 16 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 521.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KP 10-16-19  
Deputy Aud. Date

## OHIO WARRANTY DEED

### Know All Persons By These Presents

That, **David W. Brock and Nancy J. Brock, husband and wife**, for valuable consideration paid, grants with general warranty covenants, to

**Eugene G. Kramer**

whose tax mailing address is 7721 State Route 219, Lot #4, Celina, Ohio 45822, the following real property:

Situated in the **TOWNSHIP** of **FRANKLIN, COUNTY** of **MERCER** and **STATE** of **OHIO**:

Situated in the Township of Franklin, County of Mercer and State of Ohio and being Lot Numbered 76, Bass Landing, as recorded in Plat Cabinet 1, Page 250 of the Plat Records of Mercer County, Ohio.

Subject to all easements, conditions and restrictions of record, including, but not limited to, those set forth in Declaration of Covenants, Conditions, Restrictions and Assessments for Bass Landing, Inc., as recorded in Volume 11, Page 984 of the records of Mercer County, Ohio, Recorder's Office, all supplements and amendments thereto, and all taxes and assessments. In addition, Grantee has a shared well (located on the Line Between Lot Nos. 76 and 77), which the Grantee agrees to maintain in conjunction with, and equally with Lot No. 77

Tax Parcel I.D. #09-000776.0000 / Tax Map #09-16-352-020

Prior Instrument Reference: Official Record Volume 100, Page 240, Mercer County Recorder's Records.

Grantors and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to date of closing.

And for valuable consideration **David W. Brock and Nancy J. Brock, husband and wife**, do hereby remise and release unto the said Grantee, his heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: 10/4/2019

David W. Brock  
David W. Brock

Nancy J. Brock  
Nancy J. Brock

**STATE OF OHIO - COUNTY OF MERCER – ss:**

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **David W. Brock and Nancy J. Brock, husband and 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 on this 4<sup>th</sup> day of October, 2019.



LAURA E BROOKHART  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
March 27, 2020

Laura Brookhart  
Notary Public for Ohio  
My Commission:

This instrument prepared by: **KNAPKE LAW OFFICE, LLC**, 115 N. Walnut St., Celina, OH 45822  
At Request of: Bruns Realty Group, 127 W. Sycamore St., Suite 5, Coldwater, OH 45828