

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 06 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 06 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

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

AS 12/6/2019
Deputy Aud. Date

WARRANTY DEED-SURVIVORSHIP*
(statutory form)

Know All Men By These Presents, that **Robert J. Leugers and Sandra K. Leugers, his wife**, of Auglaize County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to **Robert J. Leugers and Sandra K. Leugers**, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 24 Rummel Creek Drive, New Bremen, OH 45869, the following described real estate:

PARCEL I:

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

Being Lot Number 55 of Dorsten's Club Island Second Addition as the same appears upon the recorded plat thereof in Plat Book 5, Page 34 of the Mercer County, Ohio, Plat Records. Subject to all restrictions, provisions and privileges recited in prior deeds of record.

(Prior Instrument Reference: Volume 294, Page 901, Deed Records, Mercer County, Ohio)

Parcel ID #09-094600.0000
Map #09-23-203-001

PARCEL II:

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

TRACT I:

Lot Number Twenty (20) of Dorsten's Club Island Addition, as the same appears upon the recorded plat thereof.

This conveyance is subject to all of the rights, privileges, conditions and restrictions as same are set forth in deed to this grantor, dated June 7, 1952, and recorded in Volume 173, Page 413, of the Mercer County, Ohio, Deed Records, as though same were rewritten herein.

TRACT II:

Beginning at the Southeast corner of Lot Number Twenty (20) of Dorsten's Club Island Addition, as the same appears upon the recorded plat thereof; thence East on and along the North line of Cincy Road extending East a distance of Twenty-five (25) feet to a point; thence North parallel with the East line of Lot Number Twenty (20) aforesaid, until the same intersects with the Raudebaugh survey line; thence West on and along the Raudebaugh survey line to the Northeast corner of Lot Number Twenty (20, Dorsten's Club Island Addition; thence South One Hundred Ninety-two and five-tenths (192.5) feet to the place of beginning.

*Situated in Sec. 23 Town 6 Range 3

Subject to all highways, easements and restrictions of record.

ASSIGNMENT OF EASEMENT

Grantor further assigns to grantees all rights in a boat dock easement recorded at Volume 263, Page 56 of the Deed Records of Mercer County.

(Prior Instrument Reference: OR Volume 61, Page 86, Mercer County, Ohio)

Parcel ID #09-090000.0000

Map #09-23-201-006

PARCEL III:

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

Being Lot Nineteen (19) in Dorsten's Club Island Addition, as shown on the recorded plat thereof.

(Prior Instrument Reference: Instrument #201900001523, Mercer County, Ohio)


Parcel ID #09-089900.0000

Map #09-23-201-005

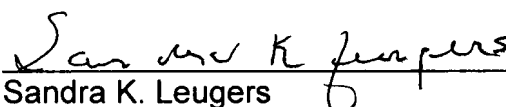
Property address: 5457 Club Island Road, Celina, OH 45822

Each grantor hereby releases all of their respective rights of dower herein in the share of the other.

Executed this 4th day of December, 2019.



Robert J. Leugers

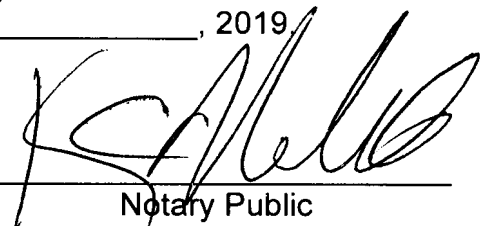


Sandra K. Leugers

State of Ohio, County of Auglaize, §:

Before me, a notary public in and for said county, personally appeared the above named, **Robert J. Leugers and Sandra K. Leugers**, 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 at St. Marys, Ohio, this 4th day of December, 2019.



Notary Public



KRAIG E. NOBLE
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

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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(KEN/bc)