

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 26 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 26 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 122.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
KS 12/26/2019
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT **Chance A. Fisher and Debra J. Fisher, husband and wife**, of Mercer County, Ohio

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

GNZ Properties, LLC, an Ohio Limited Liability Company,
its successors and assigns,
whose tax mailing address is 7440 State Route 703, Celina, Ohio 45822

the following described real estate:

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

Being Lot Number Nine (9) in Davis Addition, as it appears in Plat Book 5, Page 28, of Mercer County Record of Plats.

ALSO: Real estate situated in the Township of Franklin, County of Mercer and State of Ohio, to-wit:

Being the North Fifteen (15) feet of Lot Ten (10) in the Davis Addition in the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Twenty (20), Township Six (6) South, Range Three (3) East in Franklin Township as the same appears upon the recorded Plat of said Addition in Plat Book 5, Page 28 of the Mercer County, Ohio Record of Plats

Subject to the rights of the State of Ohio, if any and subject to all restrictions, easements and conditions of record.

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

Being part of Lot Number 10 of the Davis Addition, situated in Section 20, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, being more particularly described as follows:

Commencing at an iron pin with cap found at the Northeast corner of Lot Number 9 of said Davis Addition; thence South 00°30'00" East, 64.97 feet along the East line of Lot Numbers 9 and 10 of said Davis Addition to an iron pin with cap found as the Point of Beginning; thence continuing South 00°30'00" East, 10.00 feet along the East line of said Lot Number 10 to an iron pin with cap set; thence South 89°30'00" West, 86.93 feet to an iron pin with cap set; thence North 01°01'41" West, 10.00 feet along the West line of said Lot Number 10 to an iron pin with cap found; thence North 89°30'00" East, 87.02 feet to the Point of Beginning containing 869.75 square feet of land more or less.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated March 28, 2000, on file in the County Engineer's Office.

Also subject to the rights, covenants and agreements that relate to the water well as recited in the prior deed of record by which this grantor claims title recorded in Official Records Volume 79, Page 535, Mercer County Recorder's Office.

Deed Reference: Instrument #200400005399, Mercer County Recorder's Office.

Tax ID #09-034200.0000

Tax Map #09-20-283-011

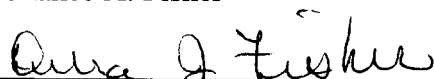
Real estate taxes and assessments shall be prorated to date of closing.

And 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, **GNZ Properties, LLC**, its successors and assigns forever. And the said Grantors, **Chance A. Fisher and Debra J. Fisher, husband and wife**, 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 **Chance A. Fisher and Debra J. Fisher, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 20th day of December, 2019.



Chance A. Fisher




Debra J. Fisher

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 20th day of December, 2019, before me, the subscriber, a notary public in and for said State, personally came **Chance A. Fisher and Debra J. Fisher, 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 official seal on the day and year last aforesaid.



Notary Public



JEFFREY D. WOLTERS
Notary Public • State of Ohio
My Commission Expires:
November 22, 2021