

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 09 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 09 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 750.80
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

RS 4/9/2020
Deputy Aud. Date

OHIO SURVIVORSHIP DEED

Know All Persons By These Presents

That, Troy J. Arnett, an unmarried man, for valuable consideration paid, grants
with general warranty covenants, to

**Mark R. Brown and Christine M. Brown, husband and wife,
for their joint lives, remainder to the survivor of them**

whose **TAX MAILING ADDRESS** is 54104 Club Island Road, Celina, Ohio 45822, the
following real property:

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

TRACT I:

Being Lot Number Seventy-eight (78) of Dorsten's Club Island Second Addition as the same
appears on the recorded plat thereof in Plat Book 5, Page 34 of the Plat Records of Mercer
County, Ohio, subject to all of the conditions, restrictions and privileges, which are uniform and
applicable to all lots in Dorsten's Club Island Second Addition.

TRACT II:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in Section 23,
Township 6 South, Range 3 East. Also being a part of State of Ohio Parcel Number 54-210 as
shown on the Jennings-Lawrence survey of Grand Lake. Being more particularly described as
follows:

Beginning at a point in the State property line at the Northwest corner of Lot Number 78 of
Dorsten's Club Island Second Addition as shown in Plat Book 5, Page 34.

Thence, South 14° 38' 30" East, along the West line of said Lot Number 78 and the State
property line, a distance of Sixty-seven and 73/100 (67.73) feet to the Southwest corner of said
Lot Number 78.

Thence, North 76° 52' 30" West, along the extension of the South line of said Lot Number 78, a distance of Fifty-three and 96/100 (53.96) feet to a point.

Thence, North 10° 17' 00" East, a distance of Sixty (60.00) feet to a point.

Thence, South 76° 52' 30" East, along the extension of the North line of said Lot Number 78, a distance of Twenty-five and 38/100 (25.38) feet to the place of beginning.

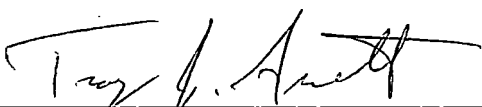
Containing 2377 square feet of land more or less.

Tax Parcel I.D. #09-096900.0000 / Tax Map #09-23-129-021

Grantor and Grantees hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

Prior Instrument Reference: Instrument #201900000828, Mercer County Recorder's Records.


Dated: 3.24.20


Troy J. Arnett

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Troy J. Arnett, an unmarried man**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Coldwater, Mercer County, Ohio, this 24th day of March, A.D. 2020.


Notary Public for Ohio
My Commission:



Alice A. Ahrens
Notary Public • State of Ohio
My Comm. Expires: May 31, 2020
Recorded in Mercer County

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