

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 27 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 27 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 28⁰⁰
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 4-27-2020
Deputy Aud. Date

Know All Men by These Presents:

(Joint and Survivorship Deed)

THAT John D. Gaston, unmarried, of Mercer County, Ohio

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

Steve Page and Amy Page, husband and wife
for their joint lives, remainder to the survivor of them
whose tax mailing address is 5403 Woodland Road, Celina, Ohio 45822

the following described real estate:

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

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the west half of the northwest quarter of Section 23, Township 6 South, Range 3 East. Being more particularly described as follows:

Beginning at a point at the southeast corner of Lot Number 9 of Lee's Subdivision of Lee's Landing; thence, South 89°01'59" East, a distance of 38.34 feet to a point; thence, North 25°56'37" West, a distance of 33.17 feet to a point; thence, North 51°27'46" West, a distance of 44.98 feet to a point; thence, South 11°14'03" East, a distance of 58.32 feet to the place of beginning.

Containing 0.032 acre of land, more or less.

Deed Reference: Instrument #201900001327, Mercer County Recorder's Office.

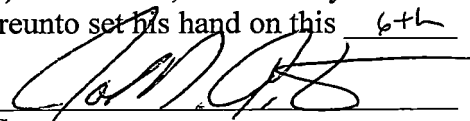
Parent
Tax ID #09-102300.0000
Tax Map #09-23-104-002

Add To
Tax ID #09-102400.0000
Tax Map #09-23-104-006

Real estate taxes and assessment 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, **Steve Page and Amy Page**, their heirs and assigns forever. And the said Grantor, **John D. Gaston**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that he will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **John D. Gaston, unmarried**, who hereby releases all his right and expectancy of dower in said premises, has hereunto set his hand on this 6th day of January, 2020.


John D. Gaston

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 6th day of January, 2020, before me, the subscriber, a notary public in and for said State, personally **John D. Gaston**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his 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.

Denise A Cisco
Notary Public



DENISE A. CISCO
Notary Public-State of Ohio
My Commission Expires Feb. 14, 2020
Recorded In Auglaize County